

Statement for Project File

The attached documents are **not part of the official record for Project APP261**. 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.

To: Colorado Governor Polis, Senator Hickenlooper, Senator Bennet, US Representative J. Crank, US Representative Boebert, State Representative Jarvis Caldwell, Representative Matt Soper

Cc: El Paso County Planning Commission, El Paso Board of County Commissioners

Date: 04202026

I honestly don't know why I even bother writing to you, my elected officials: blue or red it seems you all have an agenda other than the people's business. To put it bluntly: Bennet, Hickenlooper, Polis, Crank and Boebert - you're doing a terrible job. I'm not a fan of the El Paso County Planning Commission and Board of County Commissioners though admittedly, there appear to be some good ones in those organizations.

BTW, if you're getting this, there's a reason - read on. I apologize ahead of time for the crass tone.

I am opposed to HR 2709 "Save our Sequoias Act": it is a gift to the lumber industry under the guise of saving these majestic trees. A trojan horse that would weaken the wilderness act, allow logging in sequoia groves, allow road building, bull dozers, management with fire and chainsaws and replace natural regeneration with plantation-like groves - all under the guise of reforestation. The high intensity fires in Kings Canyon proved that forest regeneration does just fine without the forest service f-ing things up. The USFS ignores the latest peer reviewed science (as it does on a lot of science issues) on forest regeneration of sequoias after high intensity fires. Shameful since science should guide policy - not industry.

I am opposed to HR471/S1462 (fix our forests). Here in the Palmer Lake/Monument area of the front range, Pike NF conducted a "fuel load reduction" exercise at Monument Preserve and the surrounding Pike NF - a veritable "fix our forests" display. NEPA was nowhere to be found. To put it as succinctly as I can; they (USFS) really f---ked the place up. It looks more like Bakhmut in Ukraine than it does a place where people use to come to get outdoors. This was an area that citizens up and down the front range loved and visited often for a wonderful outdoor experience: peaceful, great trails, great for kids, shade during the summer, wildlife - I could go on. Many trees died because of the controlled burn but were not consumed by the fire meaning there is more fuel now than there was before. Many of the trees now have beetle infestations. The erosion that came after the fire and heavy equipment left open sores and scars all over the land that have still not healed. Dog pond, where people use to bring their pets for a cool dip in the summer is significantly degraded because the heavy equipment changed the hydrological structure of a nearby spring that fed the pond. Invasive plants have now taken over due to the disturbed soil from the heavy equipment - I suspect they'll be spraying pesticides in the not too distant future if they haven't already. A copse of slow growing scrub oak with trunks thicker than my waist was masticated to nothing but wood chips - this was an old stand that was probably around when Colorado became a state. Without the shade, it is now much warmer and the land desiccates earlier. I met a lady that frequented the land before the "fuel load reduction" and after a few minutes of conversation about what the USFS did she was weeping uncontrollably.

We don't need "Fix our Forests" bullshit.

I find it interesting that the Democrats are always criticizing the Republicans for their anti-science ways but clearly, the Democrats are no better and only follow the science when it's in their best interest. "Fix our forests", in addition to lacking scientific evidence are an invitation to the logging industry led by those resource extraction advocates we call the US Forest Service. If it becomes law, our forests will see harm through decreased oversight and a relaxing of protections. Let me be clear, the unanimous voice of peer reviewed science is that forests are healthier, resist fires better, have higher biodiversity and store more carbon when human management is removed from the picture. There's a word for that now: "Proforestation" - look it up. Nature did fine for tens of millions of years - human management of forests portrayed as necessary by the USFS is a bald-faced lie. BTW, worried about fires? Then why did Colorado legislature just nix HR 1323* (would have made it illegal to take beaver on public land)? US Fish and Game said beaver created wetlands are one of the most effective impediments to spreading wildfires - and they do it for free! All this paints a picture of a very broken government at the state and federal level. All science on the subject of forest health agrees that forest protection is essential to any global climate change strategy. You Democrats reading this pay lip service to climate change action yet your actions are contrary to your purported beliefs: you're either lying or are totally clueless.

* It is my understanding HR1323 was nixed because CPW deigned it was their purview (and their purview only) to manage beavers on public land - how dare citizens make their wishes known through legislation that would step on the toes of CPW. Similar disdain I have experienced when talking to wildlife biologists about the public's desire for wolves on public land. Representative Soper; If you're reading this I urge you not to give up.

I support HR 5785 (voluntary grazing permit retirement) If anything, this program needs to be expanded. Welfare ranchers are a drain on the economy and on water in the west and analysis after analysis reveals that without the water

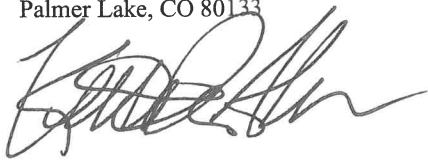
and grazing subsidies, ranching in the west would not be viable at all and the analysis doesn't even take into account the environmental degradation. It's time to let ranching die or exist in other parts of the nation where it is viable. We don't have the money and we don't have the water.

I oppose Buc-ees moving to the Tri-Lakes area. Nobody wants them (except for a couple shills paid by Buc-ees) and nobody supports them. We're small town folk fighting big Texas money and have gotten no help from you (Polis, Bennet, Hicklooper) SOB's. What? You wrote Buc-ees a letter politely asking them to go elsewhere? That's it! You bunch of pussies couldn't do any better than a freakin letter?! It's more proof that you don't stand for Colorado. I imagine you're all getting campaign contributions from Buc-ees (thanks to Citizens United). And then there's the water consumption - we don't have the water and we're in the middle of an epic drought yet Buc-ees and developers get their projects approved - yeah, talking about you planning commission and board of county commissioners. I'm disgusted...and still Buc-ees is trying to get their foot in the door via the most recent "boundary line adjustment" and secretly preparing the land for development: all this is f-ing unbelievable to the locals but it's a microcosm of what goes on all over the country. Greed, greed and more greed and you guys let it happen. You know, the people see these things happening and it's obvious you politicians are not on our side. We are wise to you and are simply biding our time.

I oppose the Arkansas Valley Conduit (Boebert's district) **unless you fix the design.** A few years ago my wife and I bought 35 acres with a single metal building just outside of Olney Springs on Hwy 96 (just west of the prison). The land was severely degraded and part of the appeal was to get our hands in the dirt, get away from the hustle and bustle of the front range for a weekend and rejuvenate the native prairie. We pulled tumble weed by hand until our backs hurt and our fingers bled - we didn't want to use pesticides. We put up some raptor houses, planted natives, disconnected the bright-as-hell security light so we could enjoy what was left of the night sky, cleaned up the junk and litter from the old inhabitants.....and then the Bureau of Reclamation entered our lives and said; "we're going to destroy 50' or more along the entire length of your property and implied there wasn't a !!#@&*%!^! thing we could do about it". They tried to assuage us with promises to return it to the way it was but somehow I don't believe they have an interest in native prairie nor can they appreciate the years of back-breaking work we've put into the conversion to native grassland. When I mentioned I wouldn't want pesticides to keep the invasives in check they went silent. What I can't figure out though, is why the idiot engineers didn't plan for the water infrastructure on the other side of the road which is almost totally empty? I mean, why put the pipeline on the side of the road where all the people live? As a lifelong career engineer, I cannot think of a good reason to put the water infrastructure on the side that inconveniences the most people. I mean, why tear up everyone's yard, destroy their property, and inconvenience their lives? Simple folk have it hard enough without bone-headed decisions like this. You read about stupid government decisions every day and I guess this is one of em that didn't make the news cycle. One last thought: Why would anyone move to dying small town America when crop-dusting planes constantly spray pesticides on fields off in the distance, government rides rough-shod over citizen's property rights, prisons destroy the night sky - what I thought was going to be a little tranquility has been anything but.

The world is going into the shitter faster than ever before. There's a lot more on people's radar but who has time to waste telling you numb-skulls when we darn well know it will change nothing.

Keith Allen
PO Box 704
Palmer Lake, CO 80133



To County Commissioners of El Paso County:
Carrie Geitner, Holly Williams, Bill Wysong, Lauren Nelson,
Cory Applegate,

I live and have lived in the Monument area for nearly 27 years. I have hiked and fished in the area including The Greenland Open Space. I see that Buc-ees has bought the parcel just across county line road from that open space and plans to build one of their huge stores there. I don't know if you have seen the one up North near Johnson village, but I have to tell you it is a huge eyesore. I am very concerned about pollution - more than 50 gas pumps, light pollution and the trash that will be generated. Also, the water use is a big concern. Most of us in that area depend on wells. The 37,000 gallons a day that Buc-ees projects it will use will be a huge drain on a limited resource. People west of that area have already had their wells run dry. This is a terrible location for a big box store like Buc-ees. For the public record, I am submitting my opposition to this project. Respectfully,
Chris Bailey ChrisBailey

May 23, 2026

El Paso County Commissioners

RE: Buc-ees potential on Monument Hill in Monument, Colorado

Dear Commissioners:

I am rejecting the Buc-ee's proposition and addressing community and structural concerns for the location on Monument Hill here in El Paso County, Colorado.

- **Infrastructure:** water and data center support, not a long term sustainable solution. C-1 Zoning, Buc-ee's is NOT A CONVENIENCE STORE!!!
- **Traffic congestion:** we all know this is an extremely vulnerable corridor even for a small fender bender that stops traffic, can we imagine traffic for the sake of traffic on top of an accident, weather conditions and specific times of the year where there is more activity such as Renaissance Fair! This will affect EVERYONE, not just those of us that live close to the proposed structure! CDOT traffic plan NOT approved!
- **Community;** Palmer Lake and Monument have the appeal of a small town, supporting small businesses, limited traffic and dark night skies. We remember what happened during Covid, the small businesses suffered or closed, we have too many big box stores now, so the boutique retail stores will suffer yet once again.
- **Wildlife Pass :** threat to Greenland open-space landscape, a 14 mile continuous conservation corridor that connects

Eastern Plains habitat, Pike National Forest, 39,000+ acres of protected land which are linked by new wildlife overpass and underpass system. Pass is used by elk, mule deer, pronghorn, black bear, mountain lion and smaller species. The new overpass was built to restore their season movement across I-25.

- **Night Sky Preservation:** We personally have enjoyed the views from our deck, the stars against the dark night sky. We would now experience bright skies and limited visibility during the night time viewing hours along with major noise pollution.
- **Human Trafficking and Drug Trafficking:** Ideal locations for exchanges, the existing fuel stations along I-25 in Monument and Park n Ride are hubs for trafficking.

Please submit these comments for public record to El Paso County Commissioners!

Sincerely,

A handwritten signature in cursive script that reads "Susan Bailey".

Susan Bailey, Monument Resident on Doewood Drive

April 30, 2026

El Paso County Board of County Commissioners
Atten: El Paso County Clerk and Recorder
200 S. Cascade Avenue
Colorado Springs, CO. 80903

To: El Paso County Board of Commissioners

Carie Geitner
Holly Williams
Bill Wysong
Lauren Nelson
Cory Applegate
Clerk to the Board

CC: Megan Herington – Director of Planning and Community Development
Tri-Lakes Preservation

Regarding: Buc-ee's on Monument Hill

Dear Commissioners:

I'm voicing my formal opposition to the proposed Buc-ee's ELPC, LLC. First off: I'm a long time resident, of 43 years, and live close to this proposed site for Buc-ee's. Secondly: I'm a real estate broker with experience of over the past 37 years. Lastly: I was a First Responder with Palmer Lake Fire Department, retired after 19 years of service. This stated, I have decades of investment in the Monument (El Paso County) area.

My concerns are as follows:

1 – Wells: With all our water restrictions, wells not being renewable and the fact that the Division of Water Resources can't promise our wells will not go dry, it's absolutely ridiculous to allow a huge corporation to move in, using an exorbitant

amount of our water, around 13 million of gallons a year, for such things as landscaping and flushing toilets. Our wells just can't tolerate this amount of withdrawal, not just our personal wells but those of communities such as Woodmoor, Jackson Creek, Monument and Palmer Lake to name just a few who pull from these lower aquifers. This is such an unreasonable waste of our water resources, impacting tens of thousands in our community.

2 – Traffic: Please keep in mind that from this west side of I-25, there are only two (2) ways in and two (2) ways out. When there is a fire (not 'if' but it's 'when') since the National Forest is nearby, if there is a need for evacuation, the routes for evacuation are already in jeopardy. Given the placement of Buc-ee's, and the traffic it causes (please see the reports already presented to you), this will be similar to what happened recently in Pacific Palisades, Lahaina Maui, and the Marshall fire in Boulder, people could not easily evacuate and most had to abandon their cars and run for safety. We have this same situation brewing here. Given also the train that crosses Country Line and Hwy 105 every half hour that blocks access, which would be a route that many residents would use to evacuate, this is a serious problem. I have witnessed a barn burning down because the fire department couldn't get over the blocked railroad tracks! Compound this with Buc-ee's, if built, the boondoggle of traffic would be astronomical especially as with Hwy 105, trying to accommodate thousands evacuating, will try going north on Beacon Lite in order to get to County Line and then to I-25, will become frantic. Hwy 105 will be blocked by cars as it's a one direction road (one way in and one way out). We already have issues here but added those wanting to stage at Buc-ee's to gawk at the fire or trying to get onto I-25, fighting with this traffic will be a massive issue, costing many lives in the process. Even without a fire, the traffic will be horrendous and life-threatening, preventing neighbors from utilizing County Line for access to I-25. Given also the notoriety of how weather severely affects specifically Monument Hill, this is also putting lives at risk with the amount of traffic with Buc-ee's as it's a climb on icy roads and very limited visibility. Needless to say, there are many critical reasons why Buc-ee's should not be built here!

3 – Dark Skies/Noise Pollution: We have an abundance of wildlife here. There's Greenland Open Space that accommodates a lot of wildlife not to mention the new wildlife bridge just a mile north, Buc-ee's, with the traffic, the noise, the lighting, the piped outside music, will disrupt the natural evolution of our wildlife. We have natural migration paths through where Buc-ee's wants to build, destroying what's left of their habitat. Buc-ee's places huge, obnoxious illuminated signs all up and down the interstate to drive traffic to their facility. Not to mention all the lighting they use in and around their massive amount of fuel stations (which we don't need) and in and around their facility. This impacts visibility of our skies. Given also, Monument Hill is the gateway to El Paso County and having this monstrosity situated on top of our hill, will violate the existence of what we have enjoyed for so long – the scenery, the mountains, the glorious trees, the expansive views – will be totally wiped out by pictures of a beaver, the piped music, traffic jams and the like. Even Governor Polis and our Senators have voiced their opposition to this monstrosity being built specifically on Monument Hill so they are also aware of how this will severely compromise our area.

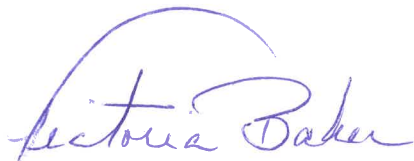
4 – Rated “F” with the Better Business Bureau: Due to Buc-ee's being totally unresponsive to numerous complaints (around our nation), even refusing to talk to the press, no communication and doing things totally without transparency and refusing to listening to the thousands of our public voicing their opposition to their project, they continue to powerhouse their project through without any regards which is totally unethical and immoral. We don't need a company like this and especially where they aren't wanted. Fountain has asked them to build there but like Buc-ee's is doing to us, they're totally ignoring this town's offer.

5 – Progress: Allowing this project to be built is not progress. It's suppressing the wants and needs of our community, compromising our livelihood and peaceful way of living. There are other projects that could be allowed in this area that won't compromise our wells, our traffic, the noise and dark skies and our property values. Any project needs to be done being cognizant of the needs of the people and this one certainly is not one of them.

6 – Property Devaluation: Without water, wells going dry, will create our properties being worth nothing or a drastic lowering of their values. Communities and property owners relying on wells (which we all do here), will create a huge devaluation given that their wells could possibly go dry as stated in concern #1. Having Buc-ee's placed here on Monument Hill will also create a visual detriment, traffic through our neighborhoods, increase crime (a real statistic) which devalues our country's way of living which has been a draw for many residents in the past, and in turn, turns this desirability into a real negative and detrimental factor. Research has been done which proves these facts! I have received multiple people contacting me in fear over their homes and whether they should sell. Such a fear should never be a reason for selling a home but people are legitimately scared for what may happen and frankly, their fears are justified. Some have asked me if they should adjudicate their wells so that they could have an option for suing should their well go dry. NO community should live in fear like this and this is what Buc-ee's is doing to us!

Buc-ee's does not fit the Land Development Code nor the El Paso County Master Plan. As deceptive as Buc-ee's has been, we don't want a company like this in our area as this is not what Monument stands for! There are too many impactful issues that will compromise our area and our way of living and what we're all about. Please refuse any petition by Buc-ee's. Your vote for Buc-ee's is a vote against our citizens and our community.

Thank you for your attention to this matter.



Victoria Baker

19925 Indi Drive
Monument, CO 80132
719-339-2623 – cell/text
vicky@dancingstarproperties.com

04/02/2026

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

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

Cc:

DenverRegulatoryMailbox@usace.army.mil
Daniel.I.delgado@usace.army.mil
SPA-RD-CO@usace.army.mil
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cdphe.commentswgcd@state.co.us
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Tracy.Kosloff@state.co.us
ColoradoES@fws.gov
governorpolis@state.co.us
jarvis.caldwell.house@coleg.gov
matthew.smith1@mail.house.gov (for Senator Crank

To the El Paso County Board of County Commissioners,

I live [neighborhood] in the area directly near the proposed Buc-ee's development which was being considered for annexation by the Town of Palmer Lake (ToPL), but now could be reconsidered through El Paso County (EPCO) after rejection by the ToPL. I would like to express my strong opposition to this project, joining the objecting

voices of Colorado Governor Jared Polis and Colorado U.S. Senators Michael Bennet and John Hickenlooper, as well as thousands of others across the immediate area.

I have been closely monitoring the proposal of this mega gas station which would include 120 gas pumps, an expected 11,000 – 20,000 cars a day, and require at least 1.1 million gallons of water a month. Of note, based on the data points of multiple other Buc-ee's around the country, the water and traffic numbers estimated by the company during the project planning phase are often far less than the real-world numbers and, as a result, the local municipality, the tax payer, and area residents ultimately suffer the costly repercussions of these impacts.

Given the scale of this development and the significant, long-term impacts it would have on area residents, I strongly urge the EPCO BoCC to deny this proposal if presented with a second application next year due to the following concerns:

- **Traffic and Water Impacts**
 - *8000-11000 cars per day on an intersection not designed for this type of traffic. In fact, CDOT just completed 20-year updates over a year ago*
- **Environmental Impacts**
 - *Adjacent to s 36,000-acre conservation corridor, and on the world's largest, \$15M wildlife overpass located just 1 mile away*
- **Overestimated Revenue Numbers, History of Data/Number Manipulation**
 - **Consumption of water**
- **Public Safety Risk, Strain on County Services**
 - *DOT 18-wheel tractor trailer weigh station less than 2 miles from the offramp to the proposed Buc-ees poses a safety risk for personal vehicles on ramping with 18-wheel tractor trailers attempting to offramp*
- **Property Rights/Values**
 - *A potential loss of significant county property tax revenue from hundreds of homes in the area due to proximity to the largest gas station in the world*
- **Conflict with Community Input and Local Governance**
 - *A proposed development of this scale does not align with Tri-Lakes municipalities' master plans to include dark skies ordinances, sustainable practices, and "box chains."*
 -

I realize that hopefully you have already received a number of these form letters of concern. Let me reiterate to you that this project and it's implications is opposed by a vast majority of the residents in Northern El Paso County.

I would also like to make a couple of additional points as dirt is currently being moved in the proposed parcel of land in anticipation of an "ok" from the county to proceed.

The two major high schools are directly East of the proposed site, across interstate 25. Student drivers need to cross the interstate via the County Line Road interchange, which is right next to the planned Buc-ees. Safety for these young people would be a major concern here.

I believe that previous sites for Buc-ees have been in rural areas, not surrounded by housing and schools. I know that this proposed location does NOT fit that profile.

Finally, if El Paso County is interested in the income generated by such an enterprise, I would suggest a location by Fountain where it is less populated and the residents would probably welcome the addition. (?)

Thank you for your time and consideration.

Sincerely,
Michael A. Cimino
718 Lavelett Ln
Monument, Co
80132

A handwritten signature in black ink, appearing to read "Michael A. Cimino", with a long, sweeping horizontal stroke extending to the right.

Dear Commissioners

A Buc-ee's at this location is wrong for this community.

I know they have not submitted for a permit to build, but I think it is important how the community feels about this.

A recent poll was taken up here, 75% of the people are against it.

I live in Waconda Hills. I am very concerned my well going dry because of the large amount of water they will be using. and I fear their fuel tanks could contaminate our water. We lose our water up here and you will have a ghost town.

Also my concerns increase traffic, light pollution and my property value will go down.

We do not need another gas station up here. We have 7 in the area. None of them are full with cars waiting to fill up.

I ^{leave you} with one thought. How would you like to live across from a Buc-ee's 24/7 with all those lights shining on your house.

me.

It is time to stand up to Billionaires
and stop this foolishness.

Respectfully
Joan Curran



NO buccles

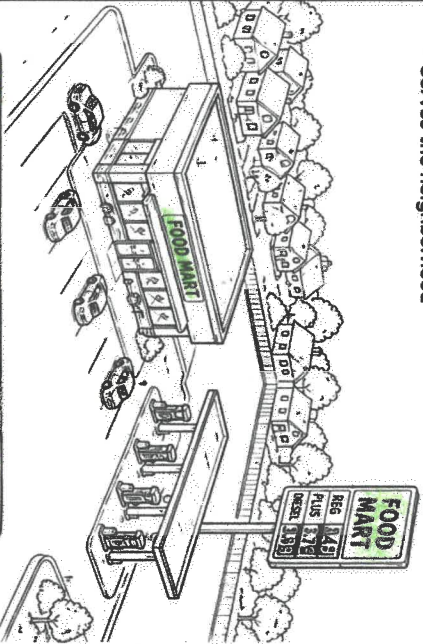
Gre's

CONVENIENCE STORE VS. BUC-EE'S

SIZE. SCALE. IMPACT.

TYPICAL CONVENIENCE STORE

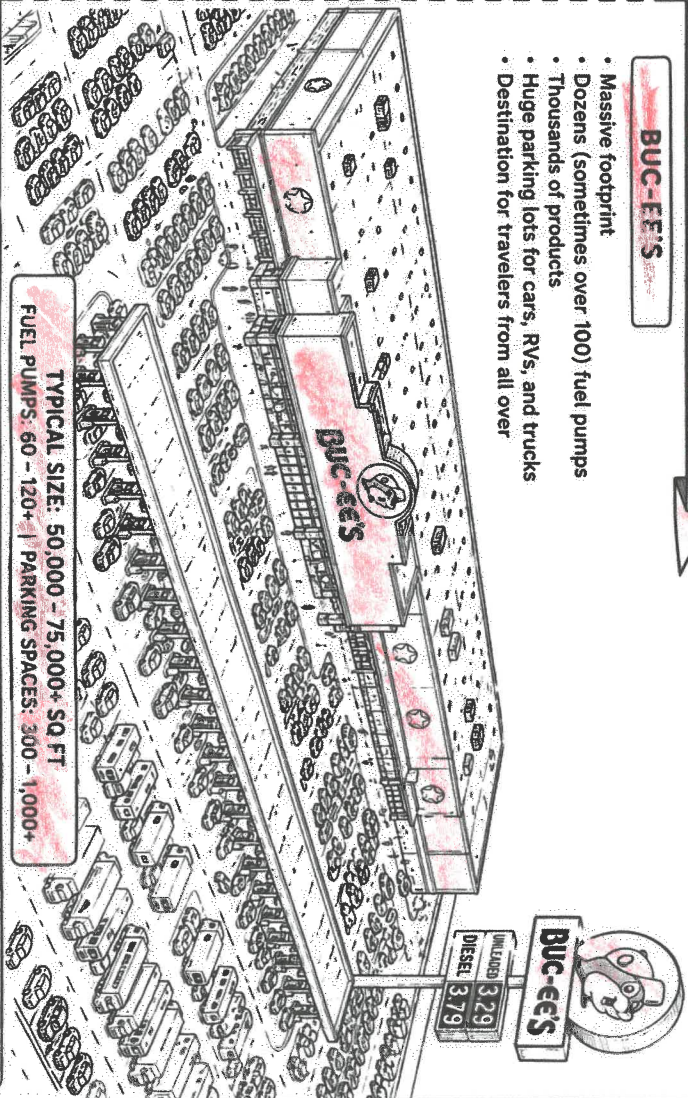
- Small footprint
- Limited fuel pumps
- Basic snacks & drinks
- Minimal parking
- Serves the neighborhood



TYPICAL SIZE: 3,000 - 5,000 SQ FT
FUEL PUMPS: 4 - 8 | PARKING SPACES: 10 - 20

BUC-EE'S

- Massive footprint
- Dozens (sometimes over 100) fuel pumps
- Thousands of products
- Huge parking lots for cars, RVs, and trucks
- Destination for travelers from all over



TYPICAL SIZE: 50,000 - 75,000+ SQ FT
FUEL PUMPS: 60 - 120+ | PARKING SPACES: 300 - 1,000+

STORE SIZE	FUEL PUMPS	PARKING SPACES	PRODUCTS	ANNUAL VISITORS	STORE SIZE	FUEL PUMPS	PARKING SPACES	PRODUCTS	ANNUAL VISITORS
3,000 - 5,000 SQ FT	4 - 8 pumps	10 - 20 spaces	1,000 - 3,000 items	Local Community	50,000 - 75,000+ SQ FT	60 - 120+ pumps	300 - 1,000+ spaces	10,000+ items	Millions from across the country

★ BIG DIFFERENCE. BIGGER IMPACT.

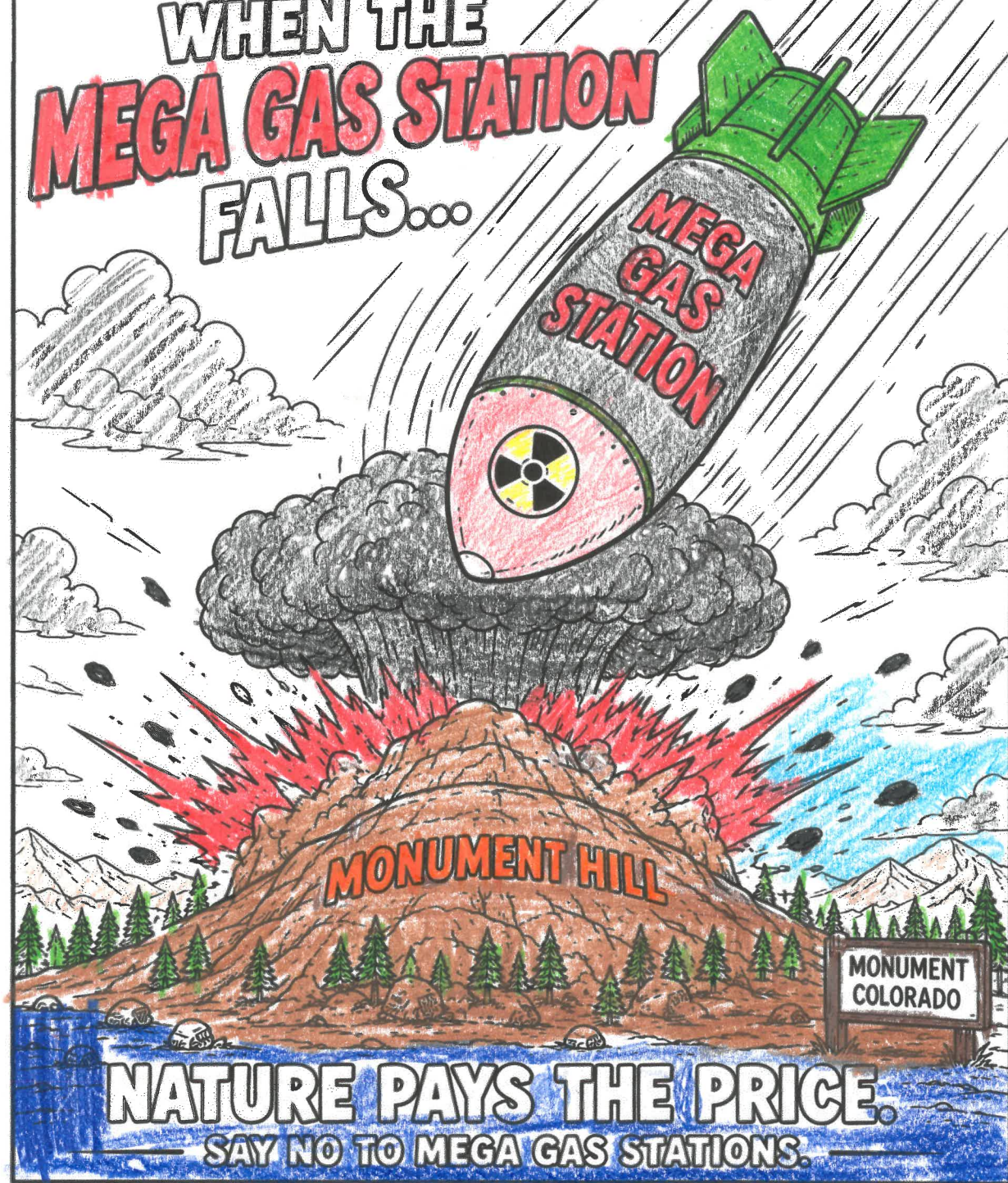
BIGGER ISN'T ALWAYS BETTER.

LET'S PROTECT OUR COMMUNITIES.



Not the same

WHEN THE
MEGA GAS STATION
FALLS...

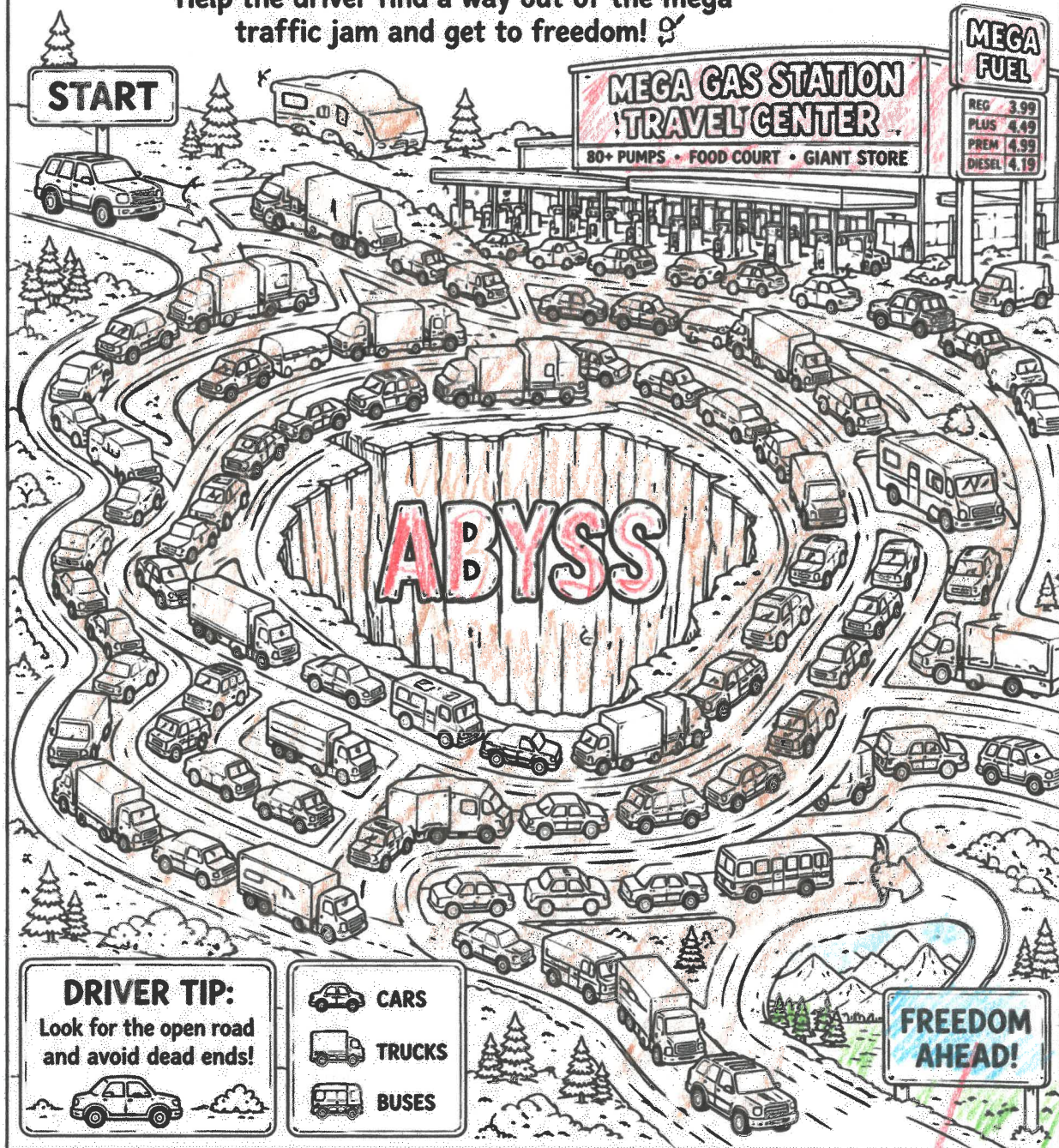


NATURE PAYS THE PRICE.

SAY NO TO MEGA GAS STATIONS.

CAN YOU ESCAPE THE TRAFFIC?

Help the driver find a way out of the mega traffic jam and get to freedom!



Your choice!

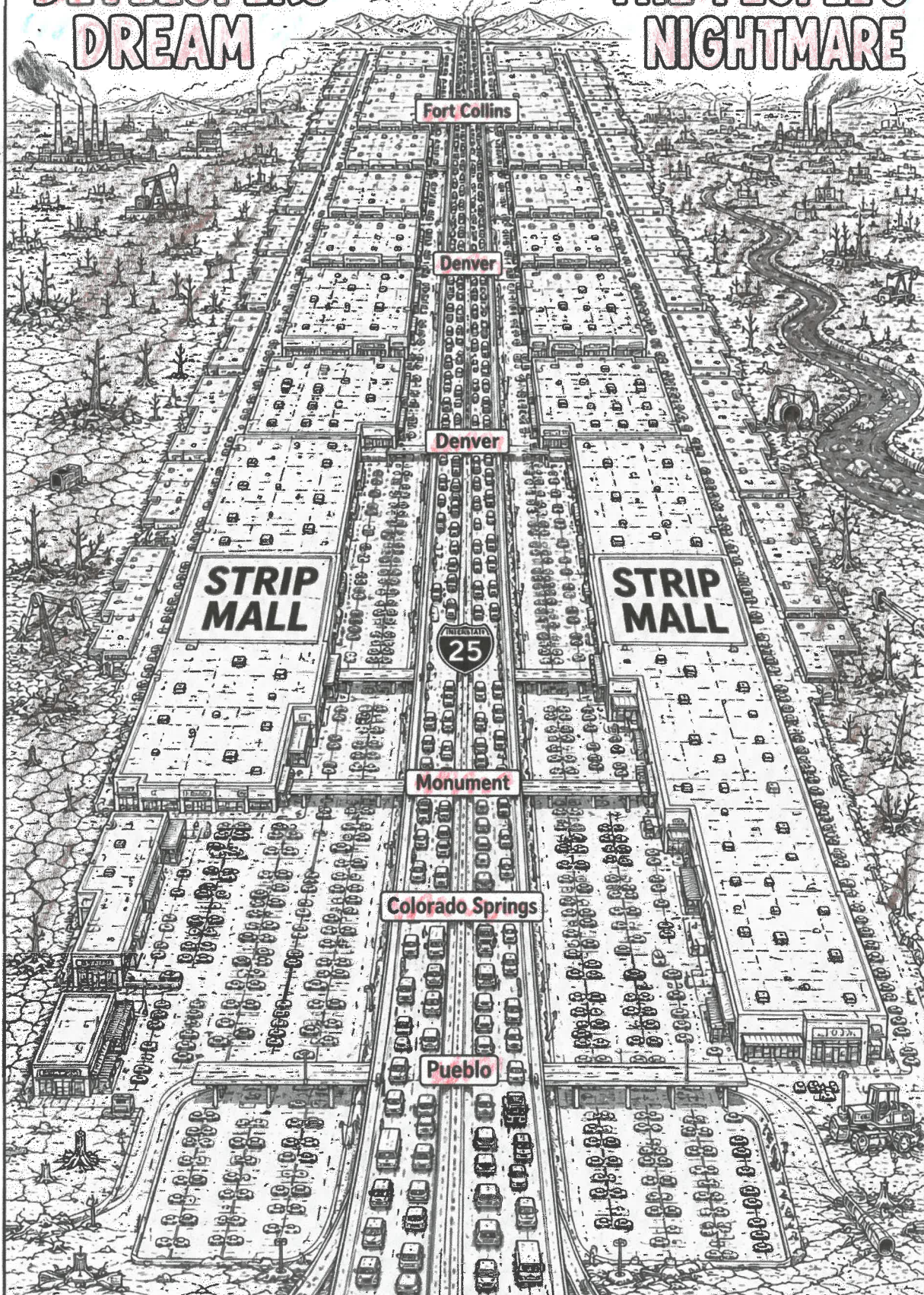
NO BUSES

**DEVELOPERS
DREAM**

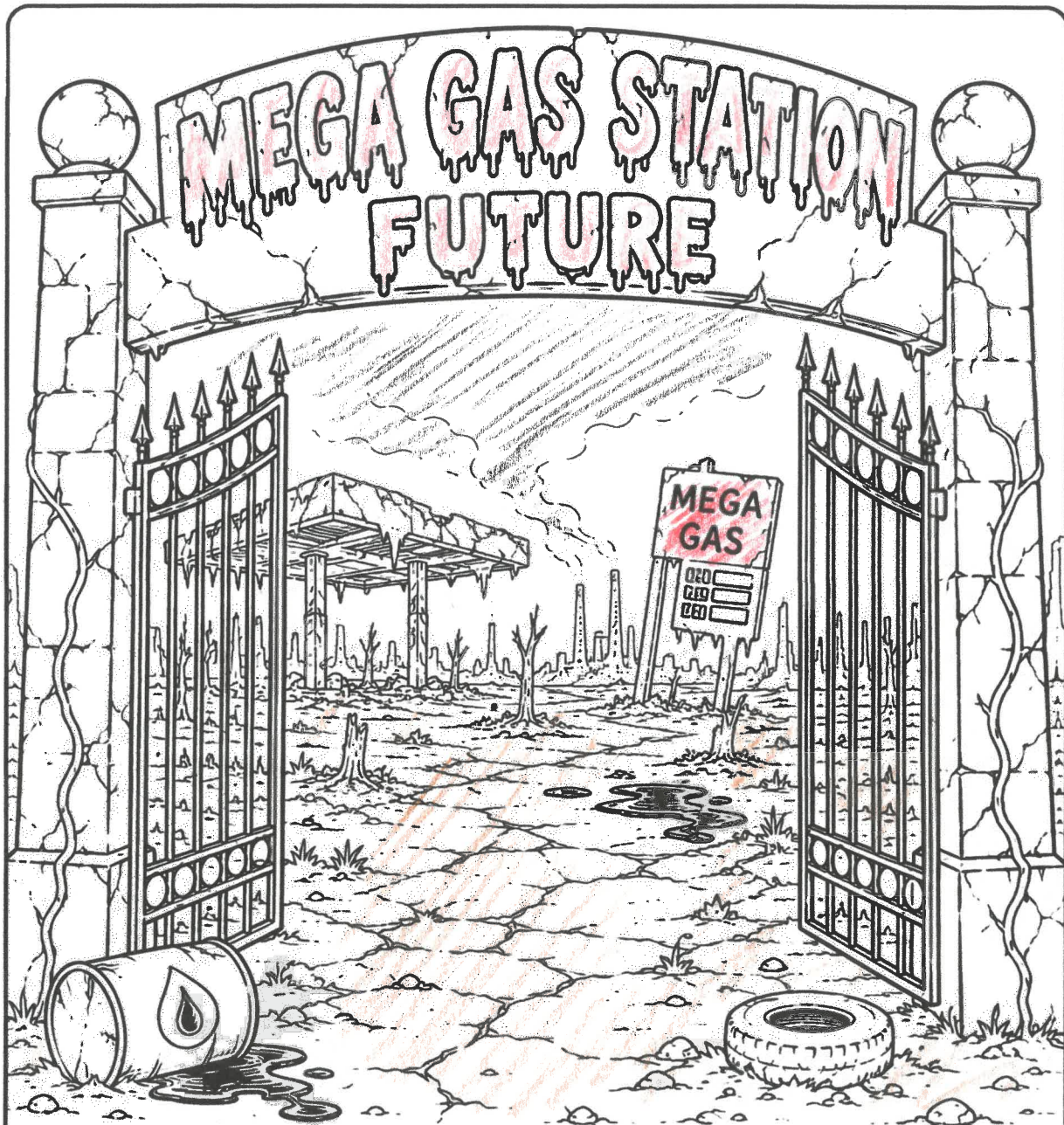
WYOMING

★ Cheyenne, WY

**THE PEOPLE'S
NIGHTMARE**

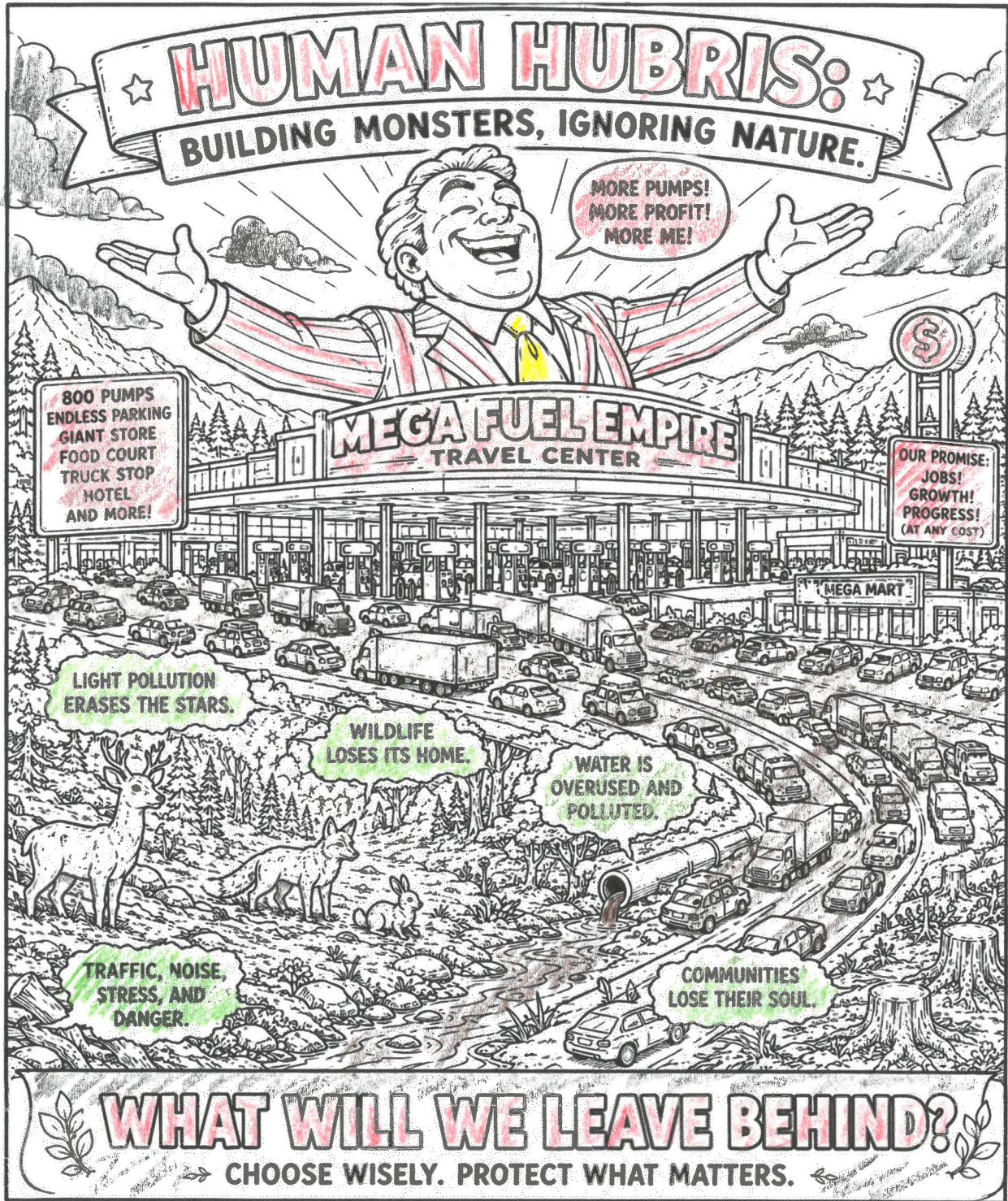


NEW MEXICO



Name: Gray Age: 13

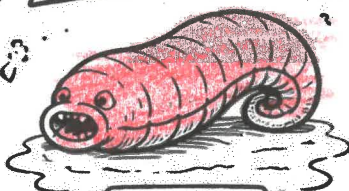
We don't want a mega gas station on Monument Hill!



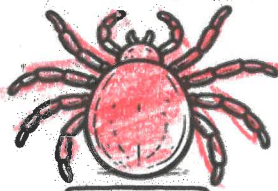
PARASITES

THEY TAKE, THEY DRAIN, THEY DESTROY.

CAN YOU NAME THEM?



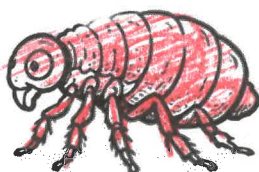
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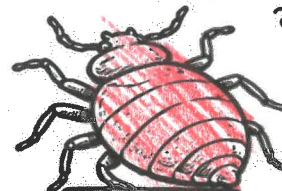
MOSQUITO



FLEA



TAPEWORM



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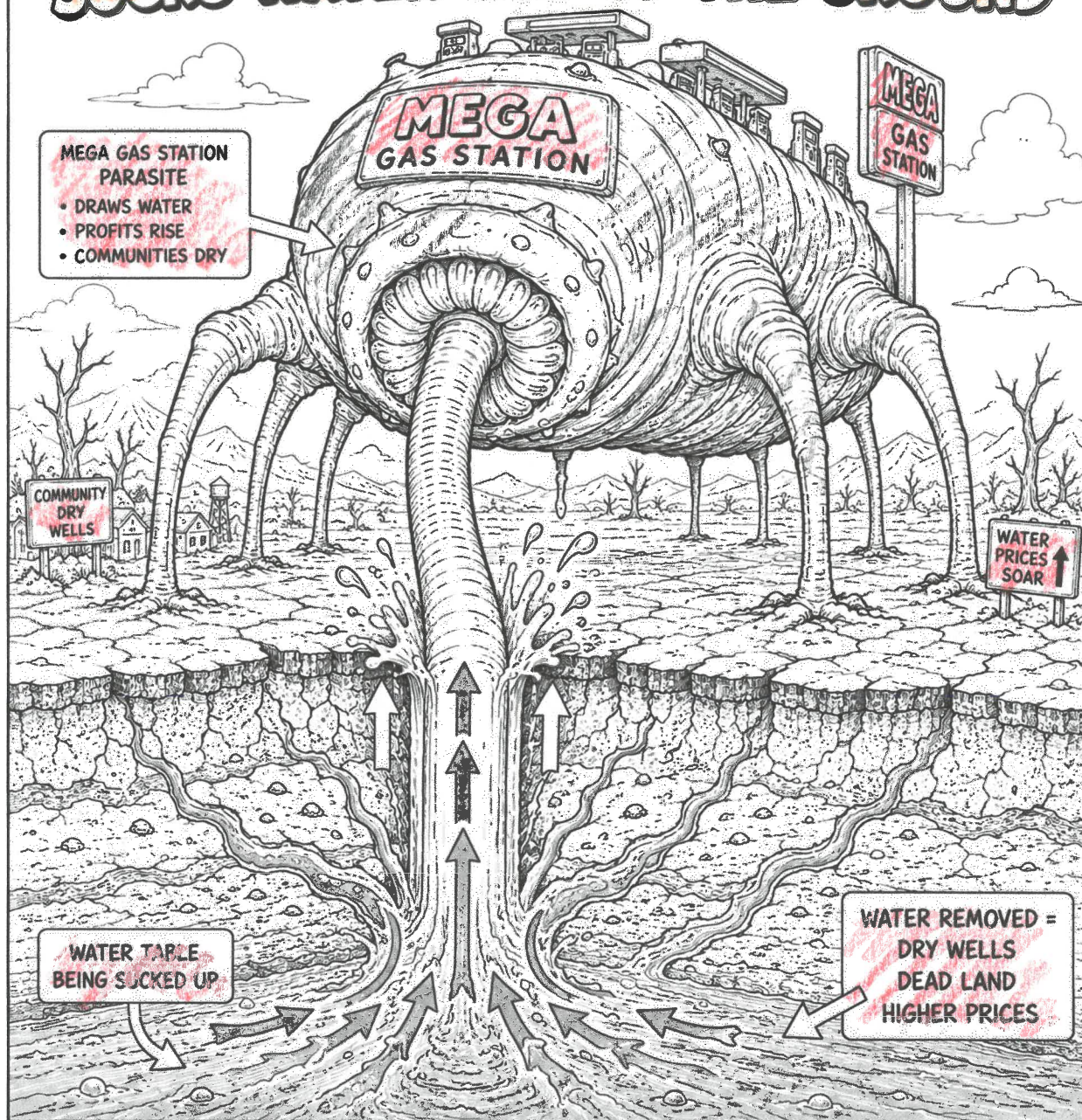
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IDENTIFY. EXPOSE. ELIMINATE.
DON'T LET PARASITES WIN!

MEGA GAS STATION SUCKS WATER OUT OF THE GROUND



April 29, 2026

Dear District 1 Commissioner, Holly Williams,
RE: Public Concern re: impending
application by Buc-ee's LLC EPCO to
construct a Buc-ee's on Monument Hill.

In preparing to write you regarding
my serious concerns about the proposed
desecration of Monument Hill I'm
referencing a thoughtful analysis
about "Greenland Ranch - a
Colorado Crown Jewel."

I will & realize the gorgeous open space
is in Douglas County & not El Paso,
giving approval to a project that has
the potential to do such harm to this
priceless gift to Colorado is not a
legacy El Paso County Rocc would
want.

To illustrate, I'm including numerous
quotes from Emily Payne's beautiful
article highlighting the infinite
value of the land & trust adjacent
to the massive proposed commercial
entity.

"Greenland Ranch may be the most consequential conservation easement in the United States."

"The multi-million Dollar view of Pikes Peak - costing \$78 million in 2000 has been valued at \$170 million in 2025 dollars."

"But the 80,000 vehicles that navigate the stretch of Interstate 25 just north of Colorado Springs each day don't wind their way around shopping malls or subdivisions. For eight glorious miles that I-25 bisects Greenland Ranch, commuters see Colorado the way it once was: prairie-to-peaks vistas that extend from Greenland Ranch's rolling pastures to its iconic buttes to the top of Pike's Peak."

"More difficult to quantify are the site's indirect impacts on sensitive ecosystems and wildlife corridors. Two miles north of the proposed Buc-ee's, one of the largest wildlife overpasses in the nation is currently construction. . . ."

"The \$15 million Greenland Skidlift Overpass will span six lanes of I-25 and connect 39,000 acres of big game habitat, including the entire Greenland Ranch, to more than 1 million acres of the Pike National Forest."

"You think about a 120 pump gas station that's open 24/7 and just the impact of light pollution alone. These are questions that people should ask" says Erik Glenn, executive director of the Colorado Cattleman's Agricultural Land Trust, which holds the conservation easement on the Greenland Ranch. "This will alter and change a really iconic part of Colorado that a lot of people interact with."

"Shelch agrees that a Buc-ee's would neither fit into the landscape, nor be aligned with the resident's interests: "It's kind of gaudy and ostentatious to stick your big gas station right at the top of the Palmer Divide. It flies in the face of what a lot of people worked really hard to do in preserving the viewshed." he says."

"Farmer says that landowners should look to those working in water to find more resources, funding, or opportunities for partnership. Water is increasingly a crucial part of conservation efforts. When farmland is lost, the wildlife that depends on its irrigation, eco systems, and wet lands disappear too."

"In the arid West, the land without water is a very different equation than the land with water. In order for us to protect the conservation values associated with a lot of our properties in Colorado, we've got to have that nexus with water figured out," says Farmer.

"I'm a strong proponent of property rights but also a proponent of communities shaping their destiny," says Fox.

"If the project moves forward, it will stand in direct opposition to millions of dollars of prior investment to natural spaces."

And so, Holly Williams, for the sake
of our beautiful Tri-Lakes area
and the legacy of the El Paso County
B.O.C.C., I ask you from the bottom
of my heart, please don't approve of
the desecration of Monument Hill,
and the home values & way of
life of Tri-Lakes citizens & taxpayers.

For the public record, I am submitting
my opposition to the Buc-ee's project.

Respectfully,

Leslie Hanks
Monument, Co

El Paso County Board of City Commissioners
Attn: El Paso City Clerk & Recorder
200 S. Cascade Avenue
CO Springs, CO 80903

April 30, 2026

RE: Public Concern - Impending Application by Buc-ee's EPro LLC
to Construct a Buc-ee's Travel Center on Monument Hill

Dear Commissioners:

A Buc-ee's at the proposed location on Monument Hill does not conform to Master Plan parameters. It is simply too large & at a very dangerous location where multiple car accidents occur during icy/snowy weather.

The proposed site is for local commercial use, not for use as an oversized travel center. The infrastructure required for such a massive travel center will permanently scar our community - Monument & the entire Tri-lakes - known for it's "small town feel."

Please protect Colorado & our water resource. We are on water restrictions. Why would Buc-ee's be able to use millions of gallons of water while El Paso residents worry about running out?

I worry our children will have less clean water & air. Please protect the future of the Tri-lakes. Human trafficking will also threaten our kids.

This letter is submitted as my formal opposition to the proposed construction of a Buc-ee's travel center on Monument Hill at the southwest corner of I-25 & County Line Road in northern El Paso County.

Sincerely,

Amy Day Monyack

Amy Day Monyack

1173 Greenland Forest Drive

Monument, CO 80132

amy.day44@icloud.com

Subject: Woodmoor Resident Objection to Buc-ee's Administrative Appeal

Dear Commissioners:

I am writing to formally state my strong objection to the administrative appeal filed by Buc-ee's EPCO, LLC, which seeks to classify their proposed travel center as a standard C-1 "convenience store." The Director of Planning and Community Development was correct in refusing to grant this classification. Approving this appeal would fundamentally misapply the Land Development Code, as the scale, resource demands, and environmental footprint of a Buc-ee's are entirely incompatible with local zoning. My opposition is rooted in five primary concerns, supported by factual data:

- 1. Incompatible Scale and Lack of Local Utility:** C-1 zoning is intended for local neighborhood utility. While the average American convenience store is roughly 3,500 square feet, Buc-ee's operates massive regional tourist attractions averaging 74,000 square feet with 120 fuel pumps. This serves transient highway traffic, offering virtually no daily utility to our local community.
- 2. Unsustainable Water Consumption:** The Tri-Lakes area relies on finite groundwater from the nonrenewable Denver Basin aquifers. Public reports indicate that a facility of this magnitude demands an estimated 11 million gallons of water annually. Permitting a single corporate entity to draw such an exorbitant volume from the Arapahoe aquifer is irresponsible management of El Paso County's already stressed water supply. It threatens the long-term sustainability of the local region.
- 3. Devastating Traffic and Infrastructure Strain:** Buc-ee's locations generate between 7,000 and 20,000 vehicles daily. Injecting this heavy volume onto County Line Road will overwhelm infrastructure. Furthermore, introducing thousands of transient vehicles daily to the steep, ice-prone Monument Hill corridor creates severe winter safety hazards and emergency bottlenecks.
- 4. Severe Light Pollution:** A 24/365 operation with a 120-pump canopy requires high-intensity, industrial-scale lighting, which will entirely erase the dark skies our rural-residential community values. This constant, pervasive glare will create immense light pollution, entirely erasing the dark skies that residents of northern El Paso County currently enjoy, and negatively impacting properties located less than 5 miles away.
- 5. Environmental Hazards:** Approving an operation with 120 fuel pumps adjacent to a residential area introduces profound environmental risks. The sheer volume of underground fuel storage, coupled with constant surface runoff from an expansive parking lot, drastically increases the risk of groundwater contamination and toxic spillage.

The proposed Buc-ee's is undeniably a massive highway travel center, not a C-1 convenience store. I urge the Board of County Commissioners to uphold the Planning Director's initial determination, deny the appeal, and protect the infrastructure, natural resources, and residential integrity of northern El Paso County.

Thank you for your time, service, and commitment to responsible land use.

Sincerely,
Liling Hsu



Friday, May 1, 2026

Dear Commissioners:

While growth undeniably forms the backbone of a thriving civilization, I want to clarify that I am not opposed to progress. Nevertheless, the proposed Buc-ee's location in Monument poses significant challenges for our community that cannot be overlooked.

First and foremost, the water situation remains deeply concerning. As early as 2003, local newspapers highlighted the shrinking water supply in two aquifers for which Buc-ee's holds permits. The Rocky Mountain News article from November 22, 2003, warned that our wells could become unusable within ten to twenty years due to declining water levels. Further, the Gazette article dated March 18, 2007, authored by Kathy Hare—then president of the board overseeing the Upper Black Squirrel Creek Groundwater Basin—underscored the urgent need to replenish the Denver aquifer to secure our future water supply.

Like many residents in the designated area, my husband and I rely on a well. As retirees, we simply do not have the financial resources to drill into another aquifer should ours fail, especially given uncertainty about the viability of the six aquifers beneath us.

If safeguarding our water resources is not a compelling enough reason, consider the significant traffic and safety concerns. I live off Beacon Lite, the very road slated to serve as the primary entrance and exit for Buc-ee's. This route is essentially a single-access road, meaning residents could easily become trapped in gridlock. During winter, County Line Road already suffers from hazardous conditions, which will only worsen with the addition of a major commercial enterprise at this location. The experience in Johnston, CO, where Buc-ee's creates year-round backups, suggests we can expect similar congestion on our freeways and surface streets as large crowds flock to the store.

I understand that you have indicated that no formal application for this project has been submitted. Nonetheless, I would like to officially register my opposition. Along with several of my neighbors, I urge your Committees to reject any future application for this development, prioritizing the health, safety, and overall wellbeing of our community. There are alternative locations along the I-25 corridor that would be far more appropriate for this establishment and do not pose the same water and safety risks as the proposed site.

Respectfully,



Tracy John

18810 Spring Valley Rd

Monument, CO 80132

Public Opposition Comment to the El Paso County Board of County Commissioners Regarding Buc-ee's

June 23, 2026

El Paso County Board of County Commissioners
200 South Cascade Avenue
Colorado Springs, CO 80903

Re: Public Comment in Opposition to Buc-ee's Applications

Dear Chair and Commissioners:

I respectfully urge you to vote no on the Buc-ee's rezoning application in northern El Paso County. This is more than a zoning decision; it is a choice about whether to allow a large, high-impact commercial use in an area already strained by traffic, road deterioration, public safety demands, and limited groundwater resources.

The proposed travel center is described as approximately 74,000 square feet with about 120 fueling positions. A project of this scale would increase vehicle trips, Turning conflicts, heavy traffic, and demands on emergency response and already burdened roads. Buc-ee's is not a community-serving C-1 convenience store. C-1 zoning is intended to ensure commercial activity remains compatible with nearby residential and other land uses, allowing businesses to operate without creating significant negative impacts on surrounding properties.

- **Community Focus:** Intended to meet the needs of the local population.
- **Land Use Compatibility:** Helps ensure commercial uses fit with adjacent properties and reduce conflicts.

C-1 zoning is intended to support appropriate commercial development while protecting community interests. A Buc-ee's Travel Center at this intersection would be inconsistent with that purpose because its scale and intensity would negatively affect nearby residents, the broader community, and surrounding properties.

Those impacts should be fully evaluated before any approval is granted.

The developer's approach raises concerns about the review process. The property boundary line adjustment, approved administratively on March 10, 2026, appears to have allowed a project of this scale to proceed without the level of public scrutiny it warrants. Because boundary line adjustments are handled as staff-level decisions under the Land

Public Opposition Comment to the El Paso County Board of County Commissioners Regarding Buc-ee's

Development Code, the process did not provide the transparency or public review appropriate for such a significant proposal. Even if that procedure was lawful, it does not reduce this Board's responsibility to exercise independent judgment now. I request that this letter be entered as an opposition to the rezoning application.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Tracy John', with a stylized, cursive script.

Tracy John
18810 Spring Valley Rd
Monument, CO 80132

RE: Public Concern - Impending application by Bucees LLC EPCO to Construct a Bucees on Monument Hill.

Dear Commissioners:

A Bucees at this location, and the infrastructure required to sustain it, would tear to shreds the fabric of a community.

If it were allowed, it would permanently erase this unique corridor that links families and neighborhoods across the Tri-Lakes region, disrupting the rhythm of daily life that has existed for generations and turning our ROAD HOME into just another entry ramp to commercial development.

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

Respectfully,

Tiffany Mizner &



Una and Karl Walker
19632 Still River Court
Monument, CO 80132
walkeru48@hotmail.com
July 14th, 2026

El Paso County Board of County Commissioners
200 S. Cascade Avenue, Suite 100
Colorado Springs, CO 80903

Subject: Woodmoor Resident Objection to Buc-ee's Administrative Appeal

Dear Commissioners,

We are writing to formally object to the appeal filed by Buc-ee's EPCO, LLC regarding the administrative determination of their land use request. As residents in the immediate vicinity of the proposed project site, we urge the Board of County Commissioners to uphold the planning director's decision and deny the appeal to designate this massive travel center as a standard convenience store.

A facility of this magnitude—featuring massive fuel dispensers, extensive retail space, and high-volume 24/7 traffic from semi-trucks and passenger vehicles—is fundamentally incompatible with the function and performance characteristics intended for a C-1 (Commercial) zone.

We urge the Board to reject this appeal based on the following incompatibilities with our area's character and infrastructure:

- **Traffic and Congestion:** The sheer volume of traffic generated by a Buc-ee's travel plaza will severely burden the Interstate 25 and County Line Road interchanges, resulting in dangerous congestion and increased commute times. [
- **Environmental & Nuisance Impacts:** The development will cause excessive noise, glare from lighting, vibration, and dust that are entirely out of place in our rural/suburban transition area.
- **Zoning Inconsistency:** Approving this appeal sets a dangerous precedent by interpreting a massive 74,000-square-foot travel center with 120 fueling pumps, a highway-oriented mega-station, as a simple, local convenience store.

Thank you for your time. Please keep us informed of upcoming public meetings where this item will be discussed.

Sincerely,


Una Walker


Karl Walker

Board of County Commissioners
Bill Wysong
Carrie Geitner ✓
Cory Applegate
Holly Williams
Lauren Nelson
200 South Cascade Avenue, Suite 100
Colorado Springs, CO 80903

Re: Buc-ees Development
Palmer Divide, El Paso County

Greetings,

As a resident of the Palmer Lake/Monument community in El Paso County, I am writing to express my opposition to the approval of the proposed Buc-ee's development near Interstate 25 and County Line Road. For the reasons outlined below, I respectfully request that the relevant agencies conduct a full review before any approvals proceed.

Several aspects of the project raise broader concerns than a local land-use matter – those being infrastructure, water resources, environmental compliance, and public safety. Based on publicly available records and filings, the following issues merit careful evaluation before any approvals move forward:

Key Considerations:

• **Scale and Traffic Impacts**

The proposed facility would be approximately 74,000 square feet—roughly the area of 1.3 football fields—placing it among the largest gas-station retail facilities in the United States. Projected traffic volumes associated with a facility of this size are estimated to reach tens of thousands of vehicle trips per day. Because the site is located immediately adjacent to Interstate 25, a critical federal interstate corridor, increased congestion near ramps raises legitimate concerns about traffic backups onto the interstate itself and potential impacts on regional mobility and safety.

• **Wildfire Evacuation Capacity**

The County Line Road / Monument Hill area is widely recognized as a high wildfire-risk zone with limited evacuation routes. Interstate 25 is a primary regional evacuation corridor for surrounding communities. Introducing a high-volume commercial traffic generator at this location raises questions about whether evacuation capacity during emergency events could be compromised.

• **Groundwater Sustainability and Private Wells**

Public records indicate that Monument Ridge West LLC filed applications in December 2025 for two commercial production wells targeting the Denver Basin and Arapahoe aquifers prior to execution of the current Boundary Line Adjustment narrative. While groundwater withdrawals may be legally permitted, the Denver Basin aquifer system is widely recognized as a slowly-recharging groundwater resource. Large commercial withdrawals can create localized “cones of depression,” gradually lowering groundwater levels and potentially affecting neighboring wells and long-term aquifer pressures beyond the project site.

- **Palmer Divide Recharge Area**

The project lies near the Palmer Divide, an important hydrologic boundary and recharge zone separating the South Platte and Arkansas River basins. Groundwater movement in the Denver Basin does not necessarily follow surface watershed boundaries, meaning significant withdrawals in this area may have broader regional hydrologic implications that warrant careful study.

- **Wetlands and Stream Corridor**

Federal mapping through the National Wetland Inventory identifies a riverine intermittent streambed feature (R4SBC) crossing approximately one acre of the property. The applicant's own materials acknowledge the presence of this streambed. Such features may fall under Clean Water Act Sections 404 and 401, as well as Colorado Regulation 87, which governs activities affecting jurisdictional waters and wetlands.

- **Timing of Water Filings**

State records indicate that applications for the two commercial production wells were filed before the Boundary Line Adjustment documentation was executed. This sequencing raises reasonable questions regarding the full scope of water infrastructure planning associated with the development and whether all relevant information has been fully disclosed during the current administrative review process.

- **Administrative vs. Comprehensive Review**

The Boundary Line Adjustment application is currently being processed as an administrative action, typically reserved for projects where no significant environmental, infrastructure, or regulatory issues are present. Given the scale of the proposed development, the presence of mapped hydrologic features, and the filing of commercial groundwater wells, a more comprehensive public review process may be appropriate.

Request:

Given the scale of the proposed development and its proximity to sensitive infrastructure and environmental resources, I respectfully request that the County pause related approvals until the following have been completed:

- Independent verification of groundwater supply and long-term aquifer impacts
- Formal wetlands delineation and confirmation of any required federal or state permitting
- Full disclosure of all water infrastructure filings and development plans
- Evaluation of traffic and wildfire evacuation impacts on the Interstate 25 corridor

Ensuring that these issues are carefully reviewed will help protect public safety, safeguard regional water resources, and ensure that development decisions are made with full transparency and appropriate regulatory oversight.

Thank you for your time.

Respectfully,



Debra Wieland
3755 Sunview Ct.
Monument, CO 80132

April 30, 2026

RE: Public Concern - Impending Application by
Buc-ees LLC EPCO to construct a
Buc-ees on Monument Hill

Dear Commissioners,

A Buc-ees at this location is wrong for this community. I am concerned about the water availability for us homeowners, the light pollution that will destroy our our skies, the traffic that I KNOW will disrupt our small town appeal, and the impact to the wildlife in our particular area, which is right next to protected land.

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

Respectfully,

Joy Zigan

19847 Doe wood Dr.
Monument, CO

May 16, 2026

RE: Public Concern - Impending Application by
Buc-ees LLC EPCO to construct a
Buc-ees on Monument Hill

Dear Commissioners,

Allowing a Buc-ees at this location is simply WRONG for this community. I am concerned about the availability of water for all homeowners now and into the future, the traffic that I know will disrupt our "small town" feel and appeal, the impact to the wildlife in our local area, which is adjacent to a protected land, and the light pollution that will destroy our view of the night skies.

This "convenience store" they will describe this project as is NOT just that, with its hundreds of gas pumps. Their use will also impact the gasoline stations which already are a "stopping spot" for travelers at Baptist Road - and which actually have now a TRUE "convenience store" attached.

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

Respectfully,
Paul C. Zigan
19847 Bolwood Dr
Monument, CO

Jessica Merriam

From: PLNWEB
Sent: Tuesday, July 21, 2026 1:34 PM
To: Jessica Merriam
Subject: FW: Fair Procedures for the Buc-ee's Appeal Hearing



Marcella Maes
Associate Planning Services
Coordinator

E.P.C. Planning & Community Development
2880 International Circle
Colorado Springs, CO. 80910
719.520.6318
<https://planningdevelopment.elpasoco.com/>

From: Katelyn Christensen <twotruffledsisters@gmail.com>
Sent: Tuesday, July 21, 2026 10:40 AM
To: Lauren Nelson <LaurenNelson@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; CARCTB <carctb@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>
Cc: PLNWEB <PLNWEB@elpasoco.com>; Kylie Bagley <KylieBagley@elpasoco.com>; Meggan Herington <MegganHerington@elpasoco.com>; Kenny Hodges <KennyHodges@elpasoco.com>; Bret Waters <BretWaters@elpasoco.com>; michaela.snow@state.co.us; cdphe.commentswqcd@state.co.us; Jason.Ullmann@state.co.us; Tracy.Kosloff@state.co.us; ColoradoES@fws.gov; mlakind@tomgov.org; Steve King <sking@tomgov.org>; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mfiorito@tomgov.org; Integrity Matters <integritymatterscos@gmail.com>; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; Elizabeth Harris <eharris@palmer-lake.org>; rmoseley@palmer-lake.org; jmarble@palmer-lake.org; mbeeson@palmer-lake.org; Jurka Atis <ajurka@palmer-lake.org>; savannah.eller@gazette.com; tony.keith@koa.com; sam.page@krdo.com; Noah.Caplan@koa.com; Austin Sack <asack@kxrm.com>; Karin.Brulliard@washpost.com; Jim Carlton <jim.carlton@wsj.com>; Jessica Alvarado Gamez <jalvarado@denverpost.com>; Olivia Prentzel <oliviaprentzel@coloradosun.com>; Andrea Chalfin <achalfin@krcc.org>; talkshow@aol.com; EXTERNAL KKTv News <news@kktv.com>; spencer.soicher@9news.com; news@cpr.org; EXTERNAL Newsroom Denver <newsroom@denverpost.com>; EXTERNAL KRCC News <news@krcc.org>; newsroom@coloradosun.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; wia@woodmoor.org; Opinion@gazette.com; jarvis.caldwell.house@coleg.gov
Subject: Fair Procedures for the Buc-ee's Appeal Hearing

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Mark Safe

Report

El Paso County Digital, Strategy & Technology (DST)

Dear Commissioners,

As you prepare for your executive session on Tuesday regarding Buc-ee's, I urge you to ensure that the upcoming appeal hearing is conducted with clear, fair, and transparent procedures that reflect the significance of this decision for the Tri-Lakes community.

To that end, I respectfully request that all parties, including an organized Tri-Lakes citizens group, be given equal representation time, opportunity for a closing statement after arguments are stated, all portions of the proceedings be included in the record including the determination, and equal time limits be upheld for all involved in this case. These measures are essential to maintaining balance and public trust in the process.

Equally important, the hearing should be accessible to those most affected. I strongly encourage you to hold it in the Tri-Lakes area, after work hours, in a place accessible to all community members, working and not, so they may attend and participate.

This decision will have lasting impacts on the people who live and work in this area. They deserve a genuine opportunity not only to present their case, but to respond, engage, and be fully heard before any final determination is made.

A process that is visibly fair and inclusive will strengthen confidence in the outcome, regardless of the result.

Thank you for your attention to these concerns and for your commitment to a fair public process.

Respectfully,
Kate Patterson
Business owner

Jessica Merriam

From: PLNWEB
Sent: Tuesday, July 21, 2026 1:31 PM
To: Jessica Merriam
Subject: FW: Fair Procedures for the Buc-ee's Appeal Hearing



Marcella Maes
Associate Planning Services
Coordinator
E.P.C. Planning & Community Development
2880 International Circle
Colorado Springs, CO. 80910
719.520.6318
<https://planningdevelopment.elpasoco.com/>

From: Marti Zehr-Breedlove <mzehrbreedlove@yahoo.com>
Sent: Tuesday, July 21, 2026 10:51 AM
To: PLNWEB <PLNWEB@elpasoco.com>
Subject: Fair Procedures for the Buc-ee's Appeal Hearing

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Mark Safe

Report

El Paso County Digital, Strategy & Technology (DST)

Commissioners,

As you prepare to consider the Buc-ee's appeal, I respectfully ask that you establish hearing procedures that provide a **fair and meaningful opportunity for public participation.**

This proposal will have lasting impacts on the Tri-Lakes region, including transportation, community character, economic development, and future growth patterns. The residents who will live with those impacts deserve a reasonable opportunity to present their perspectives and respond to the applicant's arguments.

I respectfully request that an organized community presentation be afforded time comparable to the applicant's presentation, that reasonable and clearly disclosed time limits be applied equally to all parties, and that the public record from both the County and the Town of Palmer Lake be fully considered as part of the appeal. I would also request that the public be allowed a rebuttal just like the applicant is allowed.

I also ask that you consider holding the hearing in the Tri-Lakes area and during evening hours, so that the residents most affected by this decision have a meaningful opportunity to attend and participate.

Regardless of where individuals stand on the project itself, public confidence in this process depends on transparency, accessibility, and the assurance that all voices will be heard.

Thank you for your service and for your consideration of this request.

Respectfully,

Brian and Marti Breedlove
Tri Lakes Residents