

Jessica Merriam

From: BOCCEventCalendar
Sent: Monday, July 27, 2026 2:46 PM
To: Jessica Merriam
Cc: Jackie Allred; Kassie Fisher
Subject: FW: Invocation Request

Hi Jessica,

The constituent below selected the Invocation option, but their message is regarding Buc-cees so I am passing it on to you for the record. Please let me know if I need to do something else with it.

Thank you,



Jeni Smith

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

From: citizenconnect@elpasoco.com <citizenconnect@elpasoco.com>
Sent: Saturday, July 25, 2026 10:30 PM
To: BOCCEventCalendar <BOCCEventCalendar@elpasoco.com>
Subject: Invocation Request

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Hello,

One of our citizens has submitted a invocation request. The service request information is below.

Service Request Information

Citizen Connect Request Number:	INV-2622376
Created:	07/26/2026
Name:	Barry Weinert

Additional Information:

Church or Affiliation if applicable:	
Additional Comments:	I write this note to politely ask the Commissioners to do the "right" thing re Buc-kees. Almost every individual who has voiced an opinion is STRONGLY against this. It is NOT NEEDED and NOT WANTED. The environmental issues alone should foreclose approving this monstrosity. The area is zoned C-1; the open space is a breath of fresh air!!! This use raises many valid concerns: noise and light pollution; potential danger to the ground and air CS has enough gas stations. Do your jobs for once!

Thank you,
El Paso County

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Jessica Merriam

From: PLNWEB
Sent: Monday, July 27, 2026 7:39 AM
To: Jessica Merriam
Subject: FW: regarding buc-ee's proposed monument location.

From: Don Drake <ddcnst@gmail.com>
Sent: Friday, July 24, 2026 1:58 PM
To: PLNWEB <PLNWEB@elpasoco.com>
Subject: regarding buc-ee's proposed monument location.

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Report

El Paso County Digital, Strategy & Technology (DST)

we have lived in the monument area for 30 years.

our experience with buc-ee's is when we travel to georgetown , tx. twice a year to visit relatives. on major highways they have large billboards on either sides of the road and at off ramps.

a very unpleasant business overall.

we believe there are various negative factors for that business to be in the monument area:

always open 7 days a week, 24 hours a day

disruption for water/sewer installation

possible on/off ramp widening

traffic signals

water usage - an analysis submitted to palmer lake estimated average day demand of 37,000 gallons, and maximum day demand

of 113,000 gallons. a major impact on existing aquifer, and how it could effect current users.

we have photos of buc-ee's fort collins location.

concerned citizen/neighbor
don drake 719 339 5506
ddcnst@gmail.com

Jessica Merriam

From: PLNWEB
Sent: Monday, July 27, 2026 7:39 AM
To: Jessica Merriam
Subject: FW: Buc-ee's Appeal of Administrative Determination ADM264 — Please DENY the Appeal and Uphold the Director's July 1 Determination (C-1 Zone, I-25 & County Line Road / Beacon Lite Road)

From: James Verlare <jverlare@gmail.com>
Sent: Sunday, July 26, 2026 2:45 PM
To: Holly Williams <HollyWilliams@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>; Lauren Nelson <LaurenNelson@elpasoco.com>; PLNWEB <PLNWEB@elpasoco.com>
Cc: Meggan Herington <MegganHerington@elpasoco.com>; Kenny Hodges <KennyHodges@elpasoco.com>; Kylie Bagley <KylieBagley@elpasoco.com>; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; jarvis.caldwell.house@coleg.gov; matthew.smith1@mail.house.gov; integritymatterscos@gmail.com; contact@trilakespreservation.org; savannah.eller@gazette.com; Tony.Keith@koaa.com; Noah.Caplan@koaa.com; EXTERNAL KOAA News <News@KOAA.com>; ASack@kxrm.com; EXTERNAL Fox News <EXTERNALFoxNews@elpasoco.com>; EXTERNAL KKTv News <news@kktv.com>; achalfin@krcc.org; EXTERNAL KRCC News <news@krcc.org>; newstips@denver7.com; newstips@9news.com; tips@kdvr.com; jalvarado@denverpost.com; EXTERNAL Newsroom Denver <newsroom@denverpost.com>; oliviaprentzel@coloradosun.com; newsroom@coloradosun.com; Karin.Brulliard@washpost.com; jim.carlton@wsj.com; news-tips@nytimes.com; tips@cnn.com; tips@nbcuni.com; news.tips@abc.com; LBergman@newsnationnow.com; tips@thefp.com; talkshow@aol.com; editor@monumentindependent.com
Subject: Re: Buc-ee's Appeal of Administrative Determination ADM264 — Please DENY the Appeal and Uphold the Director's July 1 Determination (C-1 Zone, I-25 & County Line Road / Beacon Lite Road)

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Dear Commissioners:

On July 1, 2026, the Planning and Community Development Director declined to classify the proposed Buc-ee's — a 30-plus-acre interstate travel center — as a permitted "Convenience Store" in the C-1 zoning district, concluding that the use could not be determined to qualify under the Land Development Code. Buc-ee's has now appealed that determination to you. I ask you to deny the appeal and uphold the Director's determination.

This is not about whether Buc-ee's is a good business in the proper location. It is about the County's own Code, which answers the question the appeal raises.

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

The appeal tries to escape this prohibition by misreading the Gas Station definition — three ways, all traceable to page 5 of the underlying request:

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

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

At the grand opening of the company's recently opened Goodyear, Arizona travel center — a store identical to the one proposed here (74,000 square feet, 120 fueling positions and an estimate 165 toilets) — Buc-ee's own store-opening manager called it **"a destination," comparing it to Disney World** (*Arizona Daily Star*, June 22, 2026).

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

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

A store the company itself markets as a multi-state destination, drawing customers who travel hundreds of miles and book hotels, does not serve "the neighborhood in which it is located." It cannot be shoehorned into the one C-1 use the appeal relies on. The appeal's answer — to redefine the interstate corridor itself as the "neighborhood" — is not what the Code says.

3. **The appeal's "similar use" fallback cannot rescue it either.** Buc-ee's argues in the alternative that its project is a "similar" permitted use under § 5.3.6.C.1. It is not available here. Section 5.3.6(E) is explicit: no interpretation may "authorize any use in a zoning district ... unless ... substantially similar to an allowed use," none may allow a use "inconsistent with the statement of purpose" of the district, and none may "have the effect of amending, abrogating, or waiving any other standard or requirement established by Code." Reclassifying a gas station into C-1 would abrogate the Code's express exclusion of gas stations from C-1 — exactly what § 5.3.6(E) forbids. And the "similar use" mechanism exists for uses the Code has not listed; a gas station is listed, and it is excluded from C-1. The appeal's trip-generation comparisons do not change this: similar traffic does not override an express exclusion.

4. **This decision belongs on a full public record — and the right path is a rezoning, not a reclassification.** Deciding the permitted use of a specific parcel by applying the Code's definitions to specific facts is a discretionary, quasi-judicial judgment — the Code's own § 5.3.6(B) describes it as an "analysis and comparison of various code provisions ... as opposed to a nondiscretionary review." The County itself stated in February 2026 that "a public hearing is required to determine the use classification" for a project like this. The contested questions this appeal raises — whether a multi-state destination "serves the neighborhood," the traffic and water impacts of a facility of this scale — cannot fairly be resolved on the applicant's paper record. They should be decided by you, in public, on an evidentiary record, with the community heard. If the Board is inclined to entertain reversing the Director, a use classification of this magnitude cannot fairly be decided on the applicant's paper submissions alone; it requires a noticed public evidentiary hearing at which the community can be heard. And because the Code distinguishes C-1 ("commercial activities," § 4.4.1) from C-2 ("large commercial activities," § 4.4.4) — and allows gas stations in C-2 but not C-1 — the proper path for a regional interstate fuel-and-retail center is a rezoning to C-2, or a special-use / PUD review, each with full notice and hearing.

5. **The application is also unreliable on its face.** Beyond the violations above, the record repeatedly misstates the Code and the facts — including a "full list of allowed C-1 uses" that omits Convenience Store, the very use it claims is permitted; fuel-footprint percentages calculated on shifting denominators; and a landscaping requirement misstated as 5% when the Code requires more. A record this flawed is one more reason the determination should be upheld and the matter tested on a full public record rather than reversed on appeal.

I respectfully request that the Board:

1. Deny Buc-ee's appeal and uphold the Director's July 1 determination;
2. Recognize that a 120-position fuel facility **is** a gas station, which the Code excludes from C-1;
3. Decide the appeal in public, on a full evidentiary record, with the community heard; and
4. Require the applicant to use the proper public process — a rezoning to C-2, or special-use / PUD review — with full notice and hearing.

The public is entitled to be heard before a use the Code excludes from C-1 is allowed in through the back door of an administrative determination. Please deny the appeal.

Respectfully,

James Verlare

--

James Verlare
19280 Wakonda Way
Wakonda Hills
El Paso County
Monument, CO 80132
719-646-3390

Jessica Merriam

From: Meggan Herington
Sent: Wednesday, July 22, 2026 11:00 AM
To: Jessica Merriam
Subject: FW: Letter concerning the Buc-ees convenience store classification.



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

From: Julie Smith <jcsmith5090@gmail.com>
Sent: Wednesday, July 22, 2026 10:59 AM
To: Meggan Herington <MegganHerington@elpasoco.com>
Subject: Letter concerning the Buc-ees convenience store classification.

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Report

El Paso County Digital, Strategy & Technology (DST)

Dear Ms. Herington,

I am writing to request that El Paso County deny Buc-ee's latest request to classify its proposed Monument-area project as a "convenience store." I am asking that you refer the matter to the Board

of County Commissioners for a full public process and public hearing. The people in the tri-lakes area deserve to be heard in this matter. Many of us have been working against this massive travel store build for the past 3 years and request to not have Buc-ee's go around the public hearing process.

Treating a project of this scale as an administrative convenience-store determination would avoid the level of public scrutiny this proposal clearly warrants. Residents deserve transparency, public notice, and the opportunity to be heard before any classification is made that could clear the way for this development. A decision with consequences this large should not be made through an internal administrative process alone.

Buc-ees have publicly called their business a large travel center on their own website. A convenience store is less than 5000 square feet per the NACS Website. The facts alone should be a reason to deny this request.

We have lived here in Monument for 30 years. We moved here for peace, nature and quiet away from the city as did many of our neighbors here in the Tri-Lakes area. A massive gas station on the top of Monument Hill is not a fit for this residential area in any way, nor is it a convenience store. It will deter travelers from going into Palmer Lake and Monument and hurt businesses and restaurants in the long term.

Traffic is already congested in this section of I-25 in the mornings, afternoons, summers during the Renaissance Festival, holidays and in the winter during bad weather. For those of us who have to commute to Denver for work, it will become more of a nightmare year round.

I request that El Paso County deny the requested convenience store classification and in the future to deny the build of the Buc-ees on the County Line exit in North El Paso County.

Sincerely,
Julie Smith
19150 Langtree Ct.
Monument, CO

Jessica Merriam

From: PLNWEB
Sent: Wednesday, July 22, 2026 11:29 AM
To: Jessica Merriam
Subject: FW: Fair Procedures for the Buc-ee's Appeal Hearing



Gayle Jackson

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

From: Kathy Allen <kallen75@aol.com>
Sent: Monday, July 20, 2026 2:20 PM
To: Carrie Geitner <CarrieGeitner@elpasoco.com>; Lauren Nelson <LaurenNelson@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; CARCTB <carctb@elpasoco.com>
Cc: PLNWEB <PLNWEB@elpasoco.com>; Kylie Bagley <KylieBagley@elpasoco.com>; Meggan Herington <MegganHerington@elpasoco.com>; Kenny Hodges <KennyHodges@elpasoco.com>; Bret Waters <BretWaters@elpasoco.com>; michaela.snow@state.co.us; 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; Atis Jurka <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; trilakespreservation@gmail.com
Subject: Fair Procedures for the Buc-ee's Appeal Hearing

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Report

El Paso County Digital, Strategy & Technology (DST)

I am once again writing to you in opposition of the Buc-ee's proposal at the corner of County Line Road and I-25. There are so many valid reasons they should not be allowed to build in this location. I know that Buc-ee's has filed an appeal on the zoning question of whether or not they can be classified as a convenience store. Under their own admission they refer to themselves as a travel center and they say they are not a convenience store. The representative from Buc-ees stated this several times in his presentation to the Town of Palmer Lake. This may be the only statement they have made that I agree with. The response that Meggan Herrington provided to Buc-ee's in response to their request to be allowed to be a "convenience store" under the current zoning included many examples of true convenience stores that El Paso County has approved. It seemed clear enough to me but Buc-ee's will do anything to get this approved without the blessing of the people that live here. I followed the whole ordeal in Palmer Lake and I do not trust their representatives at all. They will tell you what you want to hear, whether it is true or not, just to get a yes. The proposed Buc-ee's cannot and should not be considered a convenience store. Look at the total SF of the project, 120 gas pumps, the restaurant/food service and merchandise store. Then refer to the El Paso County Master Plan. Buc-ee's serves highway travelers, not the neighborhood as the convenience store definition requires. Even though it is not proposed to be a truck stop, there are lots of trucks that will pull into Buc-ees. Gas, store and food deliveries, buses with full loads of travelers, large RVs and service trucks. The characteristics and community impact of a Buc-ee's would far outweigh those of a convenience store or anything else in a C-1 Zone for that matter. Buc-ee's should be required to go through the re-zoning process with all the required steps, including public input and verification of the 300 year water availability rule. Before your executive session, I respectfully ask you to establish fair procedures for the pending Buc-ee's appeal hearing. Please give an organized Tri-Lakes citizen group presentation time equal to the applicant's; allow a community closing statement after the applicant's rebuttal; enter the full relevant records from Palmer Lake and the County's administrative determination; and establish reasonable, disclosed time limits that apply equally to the applicant and the community. I also ask you to bring this hearing to us. Hold it in the Tri-Lakes, in the evening, at a time and place when our community can actually attend. The people who will live with the consequences of this decision deserve a meaningful opportunity to present their case and respond to the applicant. Respectfully,

Kathy Allen
560 Fort Collins Drive
Palmer Lake, CO 80133

Jessica Merriam

From: PLNWEB
Sent: Monday, July 27, 2026 7:39 AM
To: Jessica Merriam
Subject: FW: The True Cost of Buc-ees as written by Palmer Land Conservancy

From: Kathy Allen <kallen75@aol.com>
Sent: Sunday, July 26, 2026 12:34 PM
To: Carrie Geitner <CarrieGeitner@elpasoco.com>; Lauren Nelson <LaurenNelson@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; CARCTB <carctb@elpasoco.com>
Cc: PLNWEB <PLNWEB@elpasoco.com>; Kylie Bagley <KylieBagley@elpasoco.com>; Meggan Herington <MegganHerington@elpasoco.com>; Kenny Hodges <KennyHodges@elpasoco.com>; Bret Waters <BretWaters@elpasoco.com>; michaela.snow@state.co.us; 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; Atis Jurka <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; trilakespreservation@gmail.com
Subject: Re: The True Cost of Buc-ees as written by Palmer Land Conservancy

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Report

El Paso County Digital, Strategy & Technology (DST)

Please take some time to read this important article entitled "The True Cost of Buc-ees"
<https://www.palmerland.org/blog/the-true-cost-of-buc-ees>

Buc-ees does not belong on the top of Monument Hill! The dirt they have piled up there is horrific! No approvals yet but they just seem to be proceeding with building up the highest point possible for their ugly, ultra mega travel center. This is the wrong place for a Buc-ees! Thank you for your consideration.

On Monday, July 20, 2026 at 02:19:58 PM MDT, Kathy Allen <kallen75@aol.com> wrote:

I am once again writing to you in opposition of the Buc-ee's proposal at the corner of County Line Road and I-25. There are so many valid reasons they should not be allowed to build in this location. I know that Buc-ee's has filed an appeal on the zoning question of whether or not they can be classified as a convenience store. Under their own admission they refer to themselves as a travel center and they say they are not a convenience store. The representative from Buc-ees stated this several times in his presentation to the Town of Palmer Lake. This may be the only statement they have made that I agree with. The response that Meggan Herrington provided to Buc-ee's in response to their request to be allowed to be a "convenience store" under the current zoning included many examples of true convenience stores that El Paso County has approved. It seemed clear enough to me but Buc-ee's will do anything to get this approved without the blessing of the people that live here. I followed the whole ordeal in Palmer Lake and I do not trust their representatives at all. They will tell you what you want to hear, whether it is true or not, just to get a yes. The proposed Buc-ee's cannot and should not be considered a convenience store. Look at the total SF of the project, 120 gas pumps, the restaurant/food service and merchandise store. Then refer to the El Paso County Master Plan. Buc-ee's serves highway travelers, not the neighborhood as the convenience store definition requires. Even though it is not proposed to be a truck stop, there are lots of trucks that will pull into Buc-ees. Gas, store and food deliveries, buses with full loads of travelers, large RVs and service trucks. The characteristics and community impact of a Buc-ee's would far outweigh those of a convenience store or anything else in a C-1 Zone for that matter. Buc-ee's should be required to go through the re-zoning process with all the required steps, including public input and verification of the 300 year water availability rule. Before your executive session, I respectfully ask you to establish fair procedures for the pending Buc-ee's appeal hearing. Please give an organized Tri-Lakes citizen group presentation time equal to the applicant's; allow a community closing statement after the applicant's rebuttal; enter the full relevant records from Palmer Lake and the County's administrative determination; and establish reasonable, disclosed time limits that apply equally to the applicant and the community. I also ask you to bring this hearing to us. Hold it in the Tri-Lakes, in the evening, at a time and place when our community can actually attend. The people who will live with the consequences of this decision deserve a meaningful opportunity to present their case and respond to the applicant. Respectfully,

Kathy Allen
560 Fort Collins Drive
Palmer Lake, CO 80133

Jessica Merriam

From: PLNWEB
Sent: Wednesday, July 22, 2026 1:17 PM
To: Jessica Merriam
Subject: FW: Public Record Submission: July 21 BOCC Coordinated Public Comment and APP261-Related Materials
Attachments: BoCC_Tri-Lakes_Calls_For_Accountability_Coordinated_Public_Comment_07212026_SCHOW.pdf

From: Laurel Schow <ljschow@gmail.com>
Sent: Wednesday, July 22, 2026 1:00 PM
To: Carrie Geitner <CarrieGeitner@elpasoco.com>; Lauren Nelson <LaurenNelson@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; CARCTB <carctb@elpasoco.com>
Cc: PLNWEB <PLNWEB@elpasoco.com>; Kylie Bagley <KylieBagley@elpasoco.com>; Meggan Herington <MegganHerington@elpasoco.com>; Kenny Hodges <KennyHodges@elpasoco.com>; Bret Waters <BretWaters@elpasoco.com>; michaela.snow@state.co.us; 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; Atis Jurka <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; Inc. <trilakespreservation@gmail.com>; Monument Independent <editor@monumentindependent.com>; odell.isaac@gazette.com
Subject: Public Record Submission: July 21 BOCC Coordinated Public Comment and APP261-Related Materials

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Report

El Paso County Digital, Strategy & Technology (DST)

Public Record Submission: July 21 BOCC Coordinated Public Comment and APP261-Related Materials

Dear Commissioners and Clerk to the Board:

Please accept the attached "Tri-Lakes Calls for Accountability: Coordinated Public Comment" PDF package for entry into the public record of the El Paso County Board of County Commissioners regular meeting held July 21, 2026.

The package contains the complete written statements presented during public comment by five Tri-Lakes residents. It addresses El Paso County land-use review and approval practices and includes specific comments and requests concerning the pending Buc-ee's administrative appeal.

Please also add the complete PDF to EDARP project file APP261, "Appeal Buc-ee's ADM," the appeal of Determination of Use file ADM264. The sections titled "Administrative Authority and the Structure Behind It," "A Fair Hearing for the Buc-ee's Appeal," and "Process Should Answer to Residents" are directly applicable to that appeal and the Board's consideration of its hearing protocols, procedures, and presentations.

I am also including photographs and videos from the peaceful protest held along South Cascade Avenue immediately before the July 21 meeting. Please retain those materials with the public record of the meeting and add them to the APP261 project file for reference.

Please confirm receipt and confirm that the PDF, photographs, and videos have been added to the July 21 meeting record and, where applicable, the APP261 EDARP project file.

Thank you,

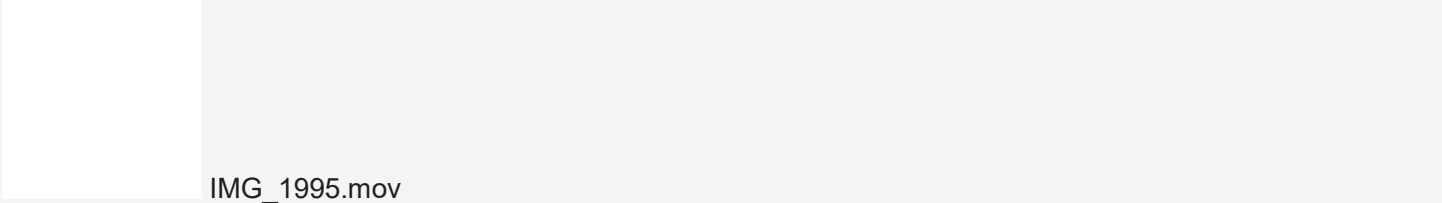
Laurel Schow
Monument, Colorado

Attachments:

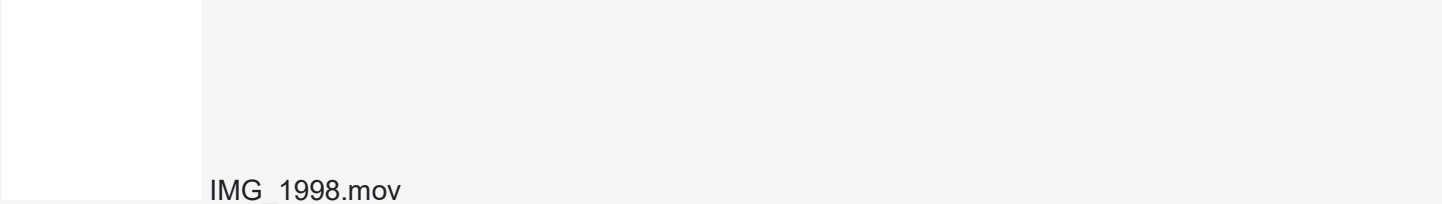
Tri-Lakes Calls for Accountability PDF package

Peaceful protest photograph

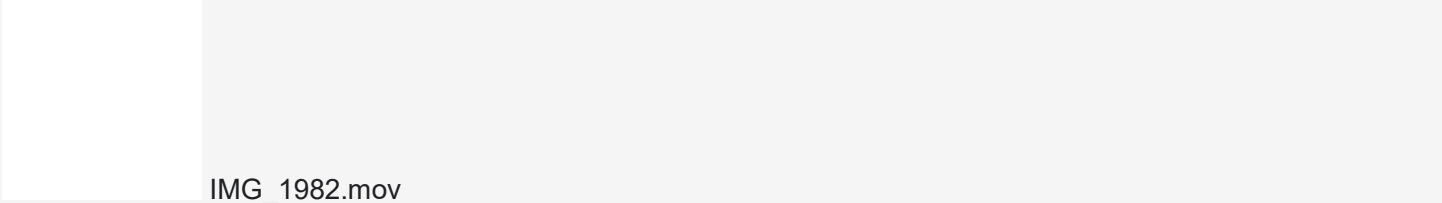
Peaceful protest video links



IMG_1995.mov



IMG_1998.mov



IMG_1982.mov



TRI-LAKES CALLS FOR ACCOUNTABILITY

Coordinated Public Comment

El Paso County Board of County Commissioners Regular Meeting

Tuesday, July 21, 2026

Submitted for the public record by Laurel Schow on behalf of five Tri-Lakes residents.

SPEAKER ORDER

1. Tom Robbins
2. Sherryll Robbins
3. Terre Christensen
4. Debbie Hall
5. Laurel Schow

SUBJECTS ADDRESSED:

El Paso County land-use review and approval practices

Application of the Land Development Code, zoning, and Master Plan

Planning staff recommendation policy

Administrative authority and use classifications

Compatibility findings

Public resources devoted to application review

Protocols, procedures, and presentations for the Buc-ee's administrative appeal hearing

Supporting source notes are included on the final page of this packet.

A LAND-USE PROCESS MUST BE ABLE TO SAY NO

Tom Robbins, Tri-Lakes resident.

Commissioners, a land-use review process must be capable of reaching both possible conclusions: approval when the criteria are met, and denial when they are not.

In El Paso County, Planning and Community Development staff do not state whether an application should be approved or denied. That is county policy. It is not required by the Land Development Code. Staff may identify conflicts involving the Master Plan, compatibility, traffic, water, or surrounding zoning. Yet the standard report still proceeds to proposed conditions for approval. There is no equivalent staff recommendation for denial.

The outcome at the Board level is equally one-sided. The Monument Independent reviewed 357 land-use decisions since November 2021. This Board approved 355 and denied two: a homeowner's request to split a five-acre lot and a regional power-line permit. It has not denied a subdivision, master-planned community, metropolitan district, or developer rezoning in four and a half years.

Between staff review and the final vote, each application gathers institutional momentum. County planners, engineers, attorneys, referral agencies, reports, and hearings are put into motion. Residents then contribute hundreds of unpaid hours reading those reports, researching the record, writing letters, and preparing testimony.

We do not know whether application fees recover the full public cost of reviewing major projects. This Board should disclose that information. Publish the staff hours, county costs, and fee recovery associated with major applications. More important, allow the county's planning professionals to give a clear, evidence-based recommendation when they conclude that approval criteria have or have not been met.

Paying an application fee purchases a review. It does not purchase momentum toward approval.

When neither staff nor the Board says no, review becomes processing. The Walker Road applications arrive before you Thursday with a 6-to-1 Planning Commission recommendation for denial. Your response will tell this community whether the findings can still determine the outcome.

COMPATIBILITY BEGINS WITH THE PLACE

Sherryll Robbins, Tri-Lakes resident.

The first core principle of the Your El Paso County Master Plan is to manage growth through compatible land uses that preserve the county's character areas. The plan describes the Tri-Lakes as the northern gateway to El Paso County and its most well-established northern community.

County Line Road, Highway 83, and I-25 connect our homes, schools, businesses, and neighborhoods. Many Tri-Lakes households rely upon wells and rural infrastructure. These are not lines and colors waiting to be redefined. Together, they form a place. This week alone shows how that place is being changed one parcel at a time. At Iron Ridge, five-acre zoning is proposed to become two-and-a-half-acre zoning. That item now sits on Thursday's consent calendar. At Walker Road, land zoned RR-5 since 1955 is proposed for RM-12 and RM-30 multifamily zoning. At Monument Hill, a 74,000-square-foot interstate travel center asks to be treated as a neighborhood convenience store.

Each request depends upon changing the description of the surroundings until the proposal appears to fit. A voluntary view easement is called a transition while density doubles. A school is offered as evidence that rural land has become urban. An interstate is used to recast a community connector as a regional commercial corridor. Each approval then becomes the comparison used to justify the next one.

Compatibility has no force if the field of comparison can be widened until distant development outweighs the land touching the property. Measure compatibility at the property line. Use the existing zoning, permitted uses, roads, water, infrastructure, and character in every direction.

At the November 2024 Monument Ridge East hearing, Craig Dossey defended the Master Plan designation by saying, "I don't remember one comment coming in saying this shouldn't be a priority development area."

Let today's record answer that statement. We object to using the placetype map to erase the place it is supposed to describe. We object to treating possible future development as a command to change long-standing zoning now.

Apply the Land Development Code, zoning, and Master Plan as written. Measure the proposal against the place. Do not rename the place to fit the proposal.

ADMINISTRATIVE AUTHORITY AND THE STRUCTURE BEHIND IT

Terre Christensen, Tri-Lakes resident.

In 2017, Craig Dossey led El Paso County Planning and Community Development, and Nina Ruiz served as project manager when Land Development Code amendment LDC-17-003 was presented as a broad cleanup measure. Its stated purpose ended with the words, “and allow additional administrative authority.” It expanded the director’s authority in several areas.

The director already held authority to classify unlisted uses. The amendment left that power intact while extending the office’s administrative authority.

The code says unlisted uses are classified by “character, descriptor, and intensity as determined by the PCD Director.” Those terms are not self-defining. The director decides which facts define the use and how its scale and impacts are weighed. That judgment can determine both the label and the review process.

The Buc-ee’s application shows the consequence. It asks the county to classify the entire project as a convenience store based on the products it sells. Its 74,000-square-foot scale, 120 fueling positions, approximately 800 parking spaces, 24-hour operation, and regional draw are treated as site-development questions rather than evidence of what the use actually is.

If that framing is accepted, a regional travel center becomes an allowed convenience store in C-1 zoning, and subsequent approvals can proceed administratively. The label does not merely describe the project. The label determines the process.

Mr. Dossey later led the 2021 Master Plan and left the county in April 2022. Within four months, Vertex Consulting Services was incorporated and advertised an “insider’s perspective” on the land-entitlement process. Vertex has since represented Monument Ridge East, Iron Ridge, the Walker Road rezonings, and Buc-ee’s before the county. The issue is structural. The official who oversaw this framework and the Master Plan now represents applicants seeking favorable interpretations of both. This Board must scrutinize every interpretation independently.

Use the current Land Development Code rewrite to narrow administrative authority over consequential, contested projects. Require written findings showing how an unlisted use was compared by character, descriptor, and intensity. Create a public-hearing path for determinations involving projects of regional scale. Do not allow administrative approvals to substitute for public review of the whole project.

Successive Boards have left these provisions in force. You now control the rewrite and the Buc-ee’s appeal process. Responsibility for correcting them is yours.

A FAIR HEARING FOR THE BUC-EE'S APPEAL

Debbie Hall, Tri-Lakes resident.

Following today's meeting, this Board will go into executive session for legal advice on the administrative-determination appeal process. Your agenda says you will consider "legal options for hearing protocols, procedures, and presentations."

We place these requests on the record before that discussion begins.

Prior hearings show the imbalance. At the Palmer Lake Planning Commission hearing, the Buc-ee's team presented for roughly three hours. At the June 18 El Paso County Planning Commission hearing, the applicant's presentation, expert testimony, and final response again consumed hours.

Residents receive three minutes each. They are timed, warned against repeating one another, and told the proceeding cannot become a dialogue. The applicant listens, takes notes, and then receives a rebuttal in which it can answer every citizen concern. The applicant has the final word.

For the Buc-ee's appeal hearing, we ask this Board to establish the following procedures:

1. Give an organized citizen group presentation time equal to the applicant's.
2. Allow a citizen closing statement after the applicant's rebuttal.
3. Enter the relevant Palmer Lake record and the complete county administrative-determination record into the appeal record.
4. Establish reasonable, disclosed time limits that apply to both the applicant and the organized community presentation.
5. Bring the hearing to the Tri-Lakes and hold it in the evening, at a time and place when our community can actually attend.

The county's appeal procedure does not lock this hearing into the format residents have seen before. Your agenda acknowledges that you have legal options. The allocation of time, the structure of presentations, and whether the community can answer the applicant's rebuttal are choices within this Board's authority. Our requests belong in the discussion you are about to have.

Three-minute comments can demonstrate the breadth of public concern. They cannot replace an organized presentation of the evidence or give the community a way to answer the applicant's rebuttal. Nineteen months of community research and testimony should not be reduced to three-minute fragments.

You have the authority to restore balance to this hearing. Give the community a meaningful opportunity to present its evidence in an organized form and to answer the applicant's rebuttal before you decide.

PROCESS SHOULD ANSWER TO RESIDENTS

Laurel Schow, Tri-Lakes resident.

Following this meeting, you will discuss the legal options for the protocols, procedures, and presentations in the Buc-ee's administrative appeal. The four speakers before me have placed our concerns and requests on the record. I will close by reading my letter published in The Gazette on July 2.

El Paso County's land-use process is not broken. It's working. That is the problem. Residents see the same pattern: incompatible projects enter as if approval is only a matter of procedure. Even when staff findings identify conflicts, residents must argue for the county to enforce its own plans and codes.

The MA Infrastructure, LLC rezoning at Highway 83 and Walker Road is the latest example. It would convert rural land surrounded by five-acre lots to high-density multi-dwelling zoning. The county's staff report identified an isolated suburban pocket, no meaningful transition, densities far above the area, and comparable zoning miles away.

The Planning Commission saw through it, voting 6-1 to recommend denial. It now goes to the County Commissioners at 9 a.m. July 23, a board The Monument Independent reports has not denied a subdivision, master-planned community, metropolitan district, or developer rezoning in four and a half years.

Your El Paso County Master Plan, adopted in 2021, uses placetypes to sort places by their unique identity and character. Yet the adopted map assigns pockets of higher-density placetype designations within rural and large-lot areas where the plan's own criteria do not support them.

Craig Dossey led Planning and Community Development during the 2017 code amendment and 2021 Master Plan process. He later founded Vertex Consulting, which now represents developers moving projects through the system he helped shape. Vertex represents MA Infrastructure and Buc-ee's.

This structure makes the implausible sound procedural. Buc-ee's is the visible example: a 74,000-square-foot travel center seeking administrative classification as a neighborhood convenience store.

El Paso County is now rewriting its Land Development Code, with promised public input. The rewrite will show whether the county will close these loopholes or preserve them.

Public input in land-use decisions means little when residents document incompatibility, ask for denial, and watch this Board reinterpret the record and approve

anyway. El Paso County deserves a land-use process that answers to residents. Right now, too often, it answers to the people who built it.

SOURCE NOTES FOR THE SUBMITTED RECORD

1. El Paso County Board of County Commissioners Regular Meeting Agenda, July 21, 2026, Executive Session Item 14(b).
2. El Paso County Administrative Determination and Appeal to the Board of County Commissioners procedures.
3. Your El Paso County Master Plan, Core Principle 1 and Tri-Lakes regional description.
4. El Paso County Land Development Code amendment LDC-17-003 staff report, 2017.
5. Monument Ridge East hearing transcript, November 21, 2024.
6. El Paso County Planning Commission transcript, June 18, 2026, including the Iron Ridge and MA Infrastructure hearings.
7. El Paso County Board of County Commissioners Land Use Agenda, July 23, 2026.
8. Michael Christensen, "Permission Granted: A Board That Never Says No," The Monument Independent, June 17, 2026, corrected June 19, 2026.
9. Michael Christensen, "At Highway 83 and Walker Road, a Setback for Density," The Monument Independent, June 19, 2026.
10. Laurel Schow, "Process Should Answer to Residents," The Gazette, July 2, 2026.
11. Buc-ee's Use Determination Request Letter, ADM264.
12. Tri-Lakes Preservation, Inc., "Why a Convenience Store?" and "Use Determination for Travel Center on Monument Hill: An Independent Analysis," July 2026.

Jessica Merriam

From: Jackie Allred
Sent: Friday, July 24, 2026 4:28 PM
To: Jessica Merriam
Subject: FW: Opposition to Proposed Buc-ee's Development Near Greenland Open Space

Jackie Allred, CMC
Clerk to the Board Manager
El Paso County - Clerk and Recorder's Office
1675 W. Garden of the Gods Road, Suite 2201
Colorado Springs, CO 80907
Office: 719.520.6432 | Cell: 719.352.9495
jackieallred@elpasoco.com

From: Pamela Crowley <pamela@omni-transportation.com>
Sent: Friday, July 24, 2026 3:22 PM
To: Carrie Geitner <CarrieGeitner@elpasoco.com>; Lauren Nelson <LaurenNelson@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; CARCTB <carctb@elpasoco.com>; Meggan Herington <MegganHerington@elpasoco.com>; Joe Letke <JoeLetke@elpasoco.com>
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Report

El Paso County Digital, Strategy & Technology (DST)

Dear El Paso County Board of County Commissioners,

I am writing as a resident and business owner in unincorporated El Paso County to express my strong opposition to the proposed Buc-ee's development near Greenland Open Space and the I-25 wildlife overpass. I respectfully urge your office to take a clear and public position against this project at its proposed location.

This development is fundamentally incompatible with the character of the Tri-Lakes area, as well as its infrastructure and environmental constraints. A project of this magnitude—projected to generate approximately 20,000 vehicle trips per day—would significantly increase congestion along County Line Road, a corridor that is already capacity-constrained, designated as a high wildfire-risk area, and has limited evacuation routes. The applicant has also indicated that it does not intend to fund the necessary off-site transportation improvements, leaving local taxpayers and surrounding communities to bear those costs.

Water availability is an equally serious concern. This is not a typical gas station, but rather a 74,000-square-foot travel center with average daily water demands exceeding 37,000 gallons, with substantially higher use during peak periods. These withdrawals would come from the already stressed, nonrenewable Denver Basin aquifer, raising significant concerns about the long-term sustainability of local water supplies and the potential impacts on nearby residential wells.

I am also deeply concerned by the applicant's effort to expand the project footprint through an administrative land adjustment process that bypasses public notice and meaningful public participation. A proposed 10-acre expansion that increases development intensity and water demand should not be approved without a full public review. Circumventing the normal review process undermines transparency, limits public accountability, and erodes community trust.

Adding to these concerns is the unresolved issue of how this project is being classified under the El Paso County Land Development Code. Because the County's Code does not define "travel centers," Buc-ee's has requested that its proposed 31-acre, 120-fuel-pump facility be classified as a convenience store, allowing it to proceed under the obsolete C-1 zoning designation. However, an independent legal and land use analysis prepared by Tri-Lakes Preservation, Inc. concludes that the proposed development does not meet the County's definition of a convenience store and also fails to satisfy the criteria required to be considered "similar to" a convenience store through the County's administrative use determination process. The full report can be read and downloaded on the Tri-Lakes Preservation website here: <https://www.trilakespreservation.org/use-determination> The report found that the proposed Buc-ee's far exceeds the neighborhood-scale purpose of a convenience store, that its 120 fuel pumps and extensive restaurant operations are inconsistent with the limited and incidental services contemplated by the

Code, and that the project's size, intensity, traffic generation, and operational characteristics are incompatible with the intent of the obsolete C-1 commercial zone. The analysis further concludes that Buc-ee's own application materials demonstrate that the proposed travel center is fundamentally different from a convenience store.

Importantly, the report concludes that if the County applies its own "similar use" criteria consistently, the proposed Buc-ee's more closely resembles a truck stop than any other defined land use. Like a truck stop, the development would function as a large-scale highway-oriented facility offering extensive fuel sales, retail services, restaurants, large parking areas, significant traffic volumes, 24-hour operations, and substantial fuel storage. Unlike a convenience store, truck stops are designated as a Special Use under the County Code, requiring a much more comprehensive review of location, impacts, compatibility, and mitigation measures. Properly classifying this project would ensure that it receives the level of public scrutiny appropriate for a development of this magnitude.

Beyond its local impacts, the proposed site lies within a corridor that has benefited from substantial public investment, including the I-25 South Gap improvements and the Greenland Wildlife Overpass. Increased traffic, lighting, noise, and commercial activity in this location threaten the effectiveness of those investments and the long-term integrity of an important regional wildlife corridor. Given the federal funding associated with these projects, the cumulative impacts of this development may warrant review under applicable state and federal environmental and infrastructure requirements.

The residents of the Tri-Lakes area are not opposed to responsible growth. We support development that is compatible with our community, respects our limited infrastructure and water resources, protects wildlife habitat, and follows a transparent public process. This proposal does not meet those standards.

I respectfully urge you to:

- Publicly oppose the proposed Buc-ee's development at this location.
- Reject any administrative determination that classifies this travel center as a convenience store or otherwise allows it to circumvent the County's Land Development Code.
- Deny any administrative approvals that bypass public notice and meaningful public participation.
- Require a comprehensive review that fully evaluates transportation, water, environmental, wildlife, and land use impacts, including any applicable state and federal oversight.

Thousands of residents have already voiced their opposition to this project. I respectfully ask that you stand with your constituents and help protect our community from a development that would have significant and lasting consequences.

Thank you for your time, consideration, and public service. I appreciate your attention to this matter and look forward to your response.

Sincerely,

Pamela Crowley

Omni Transportation Services Inc
MC# 188593

(303) 799-8990 / (800) 347-8990 Work

(720) 438-5574 Mobile

pamela@omni-transportation.com

PO Box 505

Monument, CO 80132

www.omni-transportation.com

Jessica Merriam

From: Mindy Schulz
Sent: Tuesday, July 28, 2026 7:52 AM
To: Jessica Merriam
Subject: FW: Growing Dirt Mounds on Buc-ees Property

Please add this to the appeal file



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

From: Gilbert LaForce <GilbertLaForce@elpasoco.com>
Sent: Monday, July 27, 2026 4:18 PM
To: Rbaumert@gmail.com
Cc: Ben Jones <BenJones@elpasoco.com>; Daniel Torres <DanielTorres@elpasoco.com>; Christina Prete <ChristinaPrete@elpasoco.com>; Glenn Reese <GlennReese@elpasoco.com>; Mindy Schulz <MindySchulz@elpasoco.com>; Paula Linhares <PaulaLinhares3@elpasoco.com>; Meggan Herington <MegganHerington@elpasoco.com>
Subject: RE: Growing Dirt Mounds on Buc-ees Property

Ron,

The limits of the grading activity on the property remains in conformance with the approved plans and was verified by my inspector last Thursday. The next scheduled inspection will be this Thursday, July 30. The owner submitted and was approved to import the stockpile back in March 2026. The application and approved plans are available at <https://epcdevplanreview.com/Public/ProjectDetails/211273>.

Let me know if you have any other questions.

Respectfully,



Gilbert LaForce, P.E.
Deputy County Engineer
Department of Public Works
719.520.7945 (Office) | 719.331.7134 (Cell)
<https://publicworks.elpasoco.com/>



American Public Works Association Accredited Agency

Exciting News: El Paso County is combining the Engineering Criteria Manual and Drainage Criteria Manual into one streamlined document. We'd love your input—please complete the kickoff survey at <http://www.elpasocountyecm.com> by selecting the **Participate** tab.

From: Integrity Matters <integritymatterscos@gmail.com>
Sent: Friday, July 24, 2026 6:40 PM
To: Ron Baumert <rbaumert@gmail.com>
Cc: Meggan Herington <MegganHerington@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>; Lauren Nelson <LaurenNelson@elpasoco.com>; Kenny Hodges <KennyHodges@elpasoco.com>; mlakind@tomgov.org; sking@tomgov.org; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mfiorito@tomgov.org; eharris@palmer-lake.org; rmoseley@palmer-lake.org; jmarble@palmer-lake.org; mbeeson@palmer-lake.org; ajurka@palmer-lake.org; governorpoli@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; jarvis.caldwell.house@coleg.gov; matthew.smith1@mail.house.gov; contact@trilakespreservation.org; savannah.eller@gazette.com; Tony.Keith@koaa.com; Noah.Caplan@koaa.com; EXTERNAL KOAA News <News@KOAA.com>; sam.page@krdo.com; ASack@kxrm.com; EXTERNAL Fox News <EXTERNALFoxNews@elpasoco.com>; EXTERNAL KKTU News <news@kktv.com>; achalfin@krcc.org; EXTERNAL KRCC News <news@krcc.org>; newstips@denver7.com; newstips@9news.com; tips@kdvr.com; jalvarado@denverpost.com; EXTERNAL Newsroom Denver <newsroom@denverpost.com>; oliviaprentzel@coloradosun.com; newsroom@coloradosun.com; Karin.Brulliard@washpost.com; jim.carlton@wsj.com; news-tips@nytimes.com; tips@cnn.com; tips@nbcuni.com; news.tips@abc.com; LBergman@newsnationnow.com; tips@thefp.com; talkshow@aol.com; Kat Gayle <Trout_65@yahoo.com>; Secretary TPI <secretary@trilakespreservation.org>; Monument Independent <editor@monumentindependent.com>
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Thank you, Mr. Baumert for sharing this. We have also asked questions about activity that seems to be beyond the scope of the CDR261, grading permit. This activity includes reopening the grading permit with a request that explicitly asked to extend the permit towards the well permit coordinates and noted the building of a well drilling pad presumably at the well permit coordinates. We were informed that is beyond the scope of what they were permitted to do.

We've never seen a developer be so aggressive to begin what appears to be development of land prior to a use right being granted.

We cannot seem to get an answer to the questions below, which appear to be very similar, if not identical, to the concerns you raise.

Commissioners, please add this to the Buc-ee's administrative approval appeal record.

Thank you,

Dana Duggan
President & Co-founder
Integrity Matters

On Fri, Jul 24, 2026 at 5:48 PM Ron Baumert <rbaumert@gmail.com> wrote:

El Paso County BOCC and Planning Commission:

I would respectfully request that Buc-ees be investigated for activities outside of permitted/allowed use of their parcel.

As Buc-ee's will stop at nothing to try and get their TRAVEL CENTER (not convince store) built, I have no doubts that they will try and make the site seem "developed" (by cutting trees and putting large dirt mounds) in hopes that people won't think that putting a Buc-ees there is a big difference.

Regardless, Buc-ees does not belong at this location!



---Ron

Ron Baumert

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