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APP261 - Buc-ee's Appeal
Public Correspondence
Letter from Town of Monument



TOWN OF MONUMENT, COLORADO

August 3, 2026

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

Subject: Support for Administrative Determination ADM264 and Opposition to Classification of Buc-ee's as an Allowed Convenience Store Use

Dear Chair and Members of the Board of County Commissioners:

The Town Council of the Town of Monument respectfully submits this letter in support of the July 1, 2026, Administrative Determination issued by Meggan Herington, Executive Director of Planning and Community Development, regarding the proposed Buc-ee's development at the southeast corner of Beacon Lite Road and County Line Road. The Town Council urges the Board of County Commissioners to uphold the determination and deny the applicant's request for administrative approval of the proposed development as a convenience store use within the existing C-1 Commercial zoning district.

I. THE ADMINISTRATIVE DETERMINATION CORRECTLY CONCLUDES THAT BUC-EE'S DOES NOT CLEARLY QUALIFY AS A CONVENIENCE STORE.

The Administrative Determination appropriately recognizes that the proposed Buc-ee's facility does not fit neatly within any land use classification currently contained within the El Paso County Land Development Code. County staff concluded that it is unclear whether the proposed use satisfies the Code's definition of a convenience store and further determined that it could not establish that the proposed use is sufficiently similar to those uses otherwise allowed within the obsolete C-1 Commercial zoning district.

The Town Council agrees with this conclusion. The County's analysis examined the relevant code definitions, historical approvals, and operational characteristics of the proposed development and found no existing precedent for a project of this nature within the C-1 district. County staff further noted that no convenience stores have previously been approved within the C-1 zoning district, creating additional uncertainty regarding the applicant's requested interpretation.

II. BUC-EE'S IS FUNDAMENTALLY DIFFERENT FROM THE NEIGHBORHOOD-SERVING CONVENIENCE STORES CONTEMPLATED BY THE CODE

The County's Land Development Code defines a convenience store as an establishment offering such items as groceries, ready-to-eat food, over-the-counter

drugs, and sundries to the neighborhood in which it is located, with fuel sales permitted as an accessory component.

The proposed Buc-ee's development, however, is not designed to serve a neighborhood market. It is a regional travel center intended to attract customers from throughout Colorado and beyond. Its business model, customer draw, operational intensity, site design, and scale are substantially different from the convenience stores historically approved within El Paso County. The County's review of prior convenience store approvals shows that those facilities have generally been significantly smaller in commercial floor area, range of uses, and fueling operations than the development proposed by Buc-ee's.

The Town Council avers that a project with such unique characteristics should not be shoehorned into an existing land use category simply because portions of the business resemble some aspects of a convenience store. Rather, the overall operation, intended use, and scope of the proposed development must be considered in their entirety in determining whether the administrative review requested by Buc-ee's is appropriate.

III. APPROVAL WOULD EXPAND THE MEANING OF THE CONVENIENCE STORE DEFINITION BEYOND ITS INTENDED PURPOSE

The Administrative Determination recognizes that the proposed use combines characteristics of retail sales, fuel sales, restaurant services, and regional destination commerce in a manner that is difficult if not impossible to classify under any existing code definition.

When a proposed development does not fit an existing use classification, the proper course is not to stretch the language of the Code to accommodate the proposal. Rather, the proposal should undergo a more comprehensive public review process that allows decision-makers and affected communities to fully evaluate its impacts and compatibility.

The Town Council is concerned that approval of this request would establish a precedent allowing land use definitions to be interpreted broadly or subjectively to accommodate developments that were never contemplated or approved when the Code was adopted. Such an approach would erode the predictability and consistency upon which landowners, residents, businesses, and local governments rely, and would introduce subjective and ambiguous considerations into a process intended to avoid them.

IV. THE REQUESTED CLASSIFICATION RAISES CONCERNS SIMILAR TO SPOT ZONING

Although the issue before the County is one of land use classification rather than rezoning, the practical effect of approving this request raises concerns similar to those commonly associated with spot zoning.

The Administrative Determination acknowledges that no previous convenience store approvals exist within the C-1 district and that the proposed use is difficult to compare to previously approved developments.

Granting a unique interpretation of the convenience store definition for a single property could effectively provide a special entitlement unavailable to similarly situated properties without the policy review, legislative analysis, and public scrutiny typically associated with significant land use decisions. Such an outcome would create the appearance of inconsistent application of the Land Development Code and could undermine public confidence in the integrity of the County's zoning framework.

The Town Council believes that the County's land use regulations should be applied uniformly, transparently, and equitably. Projects with impacts and characteristics substantially different from those historically contemplated by a zoning district and that fall outside of approved category definitions should be reviewed through appropriate public processes rather than accommodated through expansive and non-uniform administrative interpretations.

V. REGIONAL TRANSPORTATION AND INFRASTRUCTURE IMPACTS WARRANT COMPREHENSIVE REVIEW

The Town of Monument has substantial concerns regarding the transportation impacts associated with a development of this magnitude.

The proposed facility is expected to generate traffic volumes substantially greater than those associated with traditional convenience stores and will directly affect transportation corridors that serve Monument residents, businesses, and visitors. Specifically, the Town is concerned about impacts to County Line Road, Beacon Lite Road, State Highway 105, Interstate 25 interchange operations, and regional traffic circulation patterns throughout northern El Paso County.

The Town further believes that the development has the potential to redirect significant traffic through the Town of Monument and its historic downtown core as motorists seek alternative routes to and from the proposed facility. Increased regional traffic may affect roadway safety, emergency access, intersection operations, local business access, pedestrian activity, and the overall character of Downtown Monument.

These transportation impacts extend well beyond those typically associated with a neighborhood-serving convenience store and underscore the need for comprehensive review rather than administrative approval.

VI. PUBLIC SAFETY AND LAW ENFORCEMENT CONSIDERATIONS

The Town Council is also concerned about the potential public safety and law enforcement implications associated with a regional commercial destination of this scale. Unlike traditional neighborhood-serving convenience stores, the proposed Buc-ee's facility is intended to attract a substantial volume of regional and interstate travelers. As a result, the development may create additional demands on local law enforcement, traffic enforcement, emergency medical services, and fire response agencies serving the greater Monument area. The scale and regional draw of the proposed use distinguish it from the convenience store uses contemplated by the current Land Development Code definition.

The Town is particularly concerned about potential increases in traffic incidents, impaired-driving enforcement needs, motor vehicle accidents, pedestrian safety and conflicts, and emergency response activity along County Line Road, Beacon Lite Road, State Highway 105, and nearby Interstate 25 interchanges. The Town is also concerned that increased traffic volumes may affect emergency response times and place additional operational demands on public safety agencies serving the region. These impacts should be fully evaluated through an appropriate public review process rather than assumed to be consistent with those impacts associated with a conventional convenience store.

The Town Council further believes that large-scale commercial developments generating regional travel demand should be evaluated not only for their land use compatibility but also for their ability to support the public services required to accommodate their impacts. Because the proposed use differs substantially from the neighborhood-oriented convenience store model envisioned by the Land Development Code, a comprehensive review of public safety, emergency response, and service delivery considerations is warranted prior to any final determination regarding land use classification.

VII. THE OBSOLETE NATURE OF THE C-1 ZONING DISTRICT FURTHER SUPPORTS A CAUTIOUS APPROACH INVOLVING PUBLIC REVIEW AND CONSIDERATION.

The Administrative Determination notes that the subject property is governed by the obsolete C-1 Commercial zoning district and that no new property has been eligible for rezoning into this district since 1991.

The Town Council believes the unusual nature of this proposal highlights the difficulty of applying decades-old zoning classifications to modern commercial developments that may not have existed, or been contemplated, when those regulations were

created. Because the existing Code does not provide a clear basis for treating the proposed use as an allowed convenience store in the obsolete C-1 district, the Town Council agrees with County staff's conclusion that a public approval process is necessary and appropriate.

This historical distinction is important because the applicant's interpretation would not merely clarify an ambiguous term; it would substantially expand the range of uses allowed in an obsolete zoning district without the public process normally required for that type of land use decision.

Buc-ee's requested interpretation effectively seeks to import into the obsolete C-1 district a use that was expressly permitted in the obsolete C-2 district, even though the County's historical zoning framework distinguished between the two districts. The C-1 district's convenience store definition was intended to allow neighborhood-scale retail uses and specifically provided that such uses "shall not include gasoline filling stations." By contrast, the former C-2 district accommodated more intensive commercial activities, including fuel-oriented uses. Although the 2007 code amendment allowed fuel sales as an accessory component of a convenience store, it did not eliminate the fundamental distinction between neighborhood-serving C-1 convenience stores and regional fuel destinations.

By seeking approval for a large-scale travel center whose primary draw is fuel sales and interstate traffic, Buc-ee's is effectively attempting to establish a use characteristic of the former C-2 district without undergoing a rezoning or legislative review process. Accepting that interpretation would blur the historical distinctions between the County's zoning districts, expand the convenience store definition beyond its intended scope, and undermine the principle that land uses should be evaluated based on the district in which they are permitted rather than by selectively borrowing permissions from another district. This concern is further reinforced by the fact that no convenience stores have previously been approved in the C-1 district, and the County's own analysis found no precedent for a project of this nature within C-1.

CONCLUSION.

This matter involves more than the classification of a single commercial use. It concerns the consistent application of the Land Development Code, the integrity of the County's zoning framework, the equitable treatment of property owners, and the appropriate level of review for a project of regional significance.

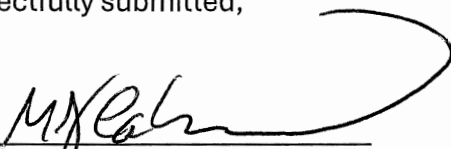
For the reasons outlined above, the Town Council respectfully requests that the Board of County Commissioners uphold Administrative Determination ADM264 and deny the applicant's request to classify the proposed Buc-ee's development as an allowed convenience store use within the C-1 Commercial zoning district. Upholding the

Support for Administrative Determination ADM264, and
Opposition to Classification of Buc-ee's as an Allowed Convenience Store Use

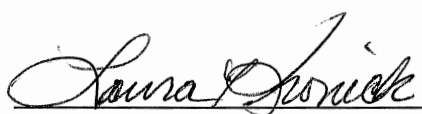
determination will preserve the integrity of the County's land use regulations, promote transparency and fairness in decision-making, and ensure that a project of this scale and regional significance receives the comprehensive public review it warrants.

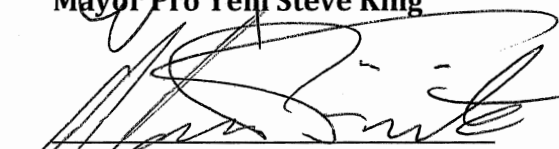
Thank you for your consideration.

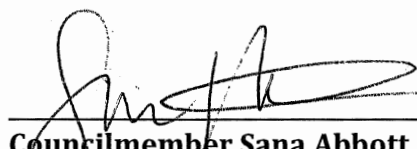
Respectfully submitted,



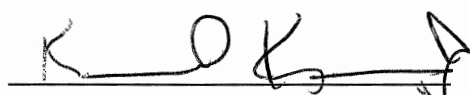
Mayor Mitch LaKind

Mayor Pro Tem Steve King

Councilmember Laura Kronick

Councilmember Marco P. Fiorito

Councilmember Sana Abbott

Councilmember Chad Smith

Councilmember Kenneth Kimple

cc: Meggan Herington, Executive Director, EPC Planning and Community Development
 Madeline VanDenHoek, Town Manager
 Bob Cole, Town Attorney
 Asheley Hernandez-Schlagel, Town Attorney
 Dan Ungerleider, Town Planning Director
 Monument Planning Commission

**APP261 - Buc-ee's Appeal
Public Correspondence
Letter from NEPCO**

July 24, 2026

Board of County Commissioners
El Paso County, Colorado
c/o Clerk to the Board
200 S. Cascade Avenue
Colorado Springs, CO 80903

Sent via email to: cob@elpasoco.com

cc: Meggan Herington, Planning & Community Development Director

cc: Kylie Bagley, Project Manager

RE: Appeal of Administrative Determination ADM264 (Buc-ee's EPCO, LLC): Response of the Northern El Paso County Coalition of Community Associations Opposing Reclassification as a "Convenience Store"

Dear Chair and Members of the Board:

The Northern El Paso County Coalition of Community Associations ("NEPCO") submits this response to the appeal filed by Buc-ee's EPCO, LLC of the Planning Director's determination on ADM264. Staff found it "difficult to classify the proposed use" and could not establish that it is "sufficiently similar to allowed uses within the C-1 zoning district to qualify as an allowed use." Buc-ee's now asks this Board to grant, on appeal, the convenience-store classification staff would not give it, through administrative approval rather than rezoning. NEPCO respectfully urges the Board to deny the appeal.

1. Ambiguity Should Not Be Resolved in Buc-ee's Favor

The burden of fitting this use within an existing Land Development Code classification rests with Buc-ee's, not the Board. Staff found classification "difficult" and could not establish that the use is similar to allowed C-1 uses. That finding reflects the correct application of the standard, not a decision this appeal should reverse. Where an applicant cannot meet its burden, rezoning is the path forward, with the public hearings and review that process requires.

2. The Use Doesn't Meet the Land Development Code Definition: Buc-ee's Own Branding Says So

The Land Development Code defines "convenience store" as an establishment serving "the neighborhood in which it is located." A 30-acre, 74,000+ square-foot facility built to capture I-25 corridor traffic is a regional destination, not neighborhood retail. Buc-ee's own marketing makes the same distinction: it consistently brands itself as "a chain of large-format travel centers," reserving "convenience store" for a single marketing superlative ("largest convenience store in the world") rather than a functional description. The company knows the difference between the two categories; it is simply asking this Board to apply the one that suits the application.

3. Scale and Performance Characteristics Are Incompatible with C-1

Land Development Code Section 5.3.6 requires evaluating whether function and performance characteristics align with the district's purpose. On every metric, this facility operates at a different scale than the use category it claims:

- Building size: 74,000+ sq ft, 15–20× a typical convenience store (4,000–5,000 sq ft)
- Fuel pumps: 120+, roughly 10× a typical convenience store (8–16 pumps)
- Restrooms: 70+, roughly 20× a typical convenience store (2–4 fixtures)
- Parking: 500+ spaces, reflecting a highway-travel destination, not neighborhood retail
- Traffic: 3,000+ daily vehicle trips, several times a typical convenience store's volume
- Location: the I-25/County Line Road interchange itself warrants its own evaluation, given the intersection's existing traffic patterns and configuration
- Water demand and runoff: warrant impact analysis per El Paso County's requirements

An administrative determination must not become a substitute for rezoning. NEPCO urges the Board to affirm the Planning Director's determination that the proposed use cannot be classified as a "Convenience Store" under Land Development Code Section 1.15 and is not substantially similar to an allowed use in the C-1 zoning district. Denying the appeal leaves rezoning, with its required public hearings, notice, and environmental review, as the only avenue for this proposal to proceed. This position was adopted unanimously by the NEPCO Board of Directors and reflects NEPCO's formal position.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Mike Aspenson", written over a printed name.

Mike Aspenson

President, Northern El Paso County Coalition of Community Associations
president@nepco.org

**APP261 - Buc-ee's Appeal
Public Comments
Support
Received 7/8/2026 - 8/14/2026**

Jessica Merriam

From: PLNWEB
Sent: Friday, July 17, 2026 10:00 AM
To: Jessica Merriam
Subject: FW: Submission of Position Paper for Official Record – Buc-ee's EPCO, LLC Appeal (C-1 Zoning Classification)
Attachments: Buc-ees_Appeal_Support_Letter_and_Position_Paper.pdf

From: Jackie Allred <JackieAllred@elpasoco.com>
Sent: Friday, July 17, 2026 7:51 AM
To: PLNWEB <PLNWEB@elpasoco.com>
Subject: FW: Submission of Position Paper for Official Record – Buc-ee's EPCO, LLC Appeal (C-1 Zoning Classification)

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: Chris Nicoll <chris@chrisnicoll.us>
Sent: Wednesday, July 15, 2026 2:04 AM
To: CARCTB <carctb@elpasoco.com>
Subject: Fwd: Submission of Position Paper for Official Record – Buc-ee's EPCO, LLC Appeal (C-1 Zoning Classification)

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

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

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

This message needs your attention

- This is their first email to you.

Clerk to the El Paso County BOCC:

Please submit my letter and position paper as testimony and information to be considered by the County Commissioners.

I tried to email this to each member and i'm not sure if they all went through. If you could please forward to each member and enter my input the record with respect to the Buc-ee's zoning appeal hearing. If you could also CC the county manager and County Attorney, i believe they may find my input useful in this matter.

Please let me know if you received this message.

Thanks,
Chris Nicoll

Chris Nicoll
chris@chrisnicoll.us

Respectfully,

Christopher A. Nicoll Falcon / Meridian Ranch – Precinct 450 Former Pueblo City Council
President Founder, Buc-ee's Boosters – El Paso County
chris@chrisnicoll.us (719) 684-4622

===== Forwarded message =====

From: Chris Nicoll <chris@chrisnicoll.us>
To: "hollywilliams" <hollywilliams@elpasoco.com>, "carriegeitner" <carriegeitner@elpasoco.com>, "billwysong" <billwysong@elpasoco.com>, "coryapplegate" <coryapplegate@elpasoco.com>, "laurennelson" <laurennelson@elpasoco.com>
Cc: "bocc" <bocc@elpasoco.com>, "countyattorney" <countyattorney@elpasoco.com>
Date: Wed, 15 Jul 2026 00:51:27 -0700
Subject: Submission of Position Paper for Official Record – Buc-ee's EPCO, LLC Appeal (C-1 Zoning Classification)

===== Forwarded message =====

Dear Chair Geitner, Vice Chair Nelson, and Commissioners Williams, Wysong, and Applegate,

Please accept the attached **Position Paper in Support of Buc-ee's EPCO, LLC Appeal – Land Use Classification as Convenience Store (C-1 Zoning, I-25 & County Line Road)** for inclusion in the **official county record**. I respectfully request that this document be entered as **public testimony** for consideration in your upcoming hearing and decision

on the Buc-ee's appeal. I believe you may find my unique perspective useful in making your determination.

As outlined in the attached paper, I am submitting my analysis and perspective as an El Paso County resident and former Pueblo City Council President, with experience in land use, zoning, CDOT coordination, and public safety considerations. My testimony reflects both my professional background and the substantial public support expressed by residents across El Paso County that i have collected on Social Media as the organization: Buc-ee's Boosters - Southern Colorado / El Paso County

Thank you for your attention to this matter and for your service to our community. Please feel free to contact me if any additional information is needed.

Respectfully,

Christopher A. Nicoll Falcon / Meridian Ranch – Precinct 450 Former Pueblo City Council President Founder, Buc-ee's Boosters – El Paso County
chris@chrisnicoll.us (719) 684-4622

Christopher A. Nicoll
10658 Pictured Rocks Dr
Peyton, CO 80831
Meridian Ranch Subdivision
Precinct 450
chris@chrisnicoll.us
(719) 684-4622

July 15, 2026

Honorable Board of County Commissioners

El Paso County
200 S. Cascade Avenue
Colorado Springs, CO 80903

Re: Support for Buc-ee's EPCO, LLC Appeal – Land Use Classification as Convenience Store (C-1 Zoning, I-25 & County Line Road)

CC: El Paso County Attorney and Clerk of the County Commission

Dear Chair Geitner, Vice Chair Nelson, and Commissioners Williams, Wysong, and Applegate:

My name is Chris Nicoll, an El Paso County resident of Falcon/Meridian Ranch (Precinct 450). I served eight years on the Pueblo City Council (2012–2019), including as Council President, where I gained extensive experience reviewing planning and zoning matters, CDOT projects, and economic development initiatives. I am writing today to introduce myself and express strong support for approving the Buc-ee's appeal regarding classification of their proposed travel center as a permitted Convenience Store (or similar use) in the C-1 zoning district.

I wish to enter this paper into the official county record as public testimony to be considered in your upcoming decision for Buc-ee's EPCO, LLC Appeal – Land Use Classification as Convenience Store (C-1 Zoning, I-25 & County Line Road)

As the founder of **Buc-ee's Boosters – El Paso County**, I have helped build a rapidly growing grassroots coalition of residents who strongly support this project. In just a few days, our Facebook community has grown to more than **500 followers**, reflecting broad enthusiasm across El Paso County and southern Colorado. Supporters consistently highlight the clear economic benefits Buc-ee's would bring to our region, including **approximately 200 new jobs** and **millions in future sales-tax revenue and economic activity**.

This surge of public engagement demonstrates that, while some opposition exists in Monument, there is **substantial countywide support** for a modern travel center at the County Line Road location. Residents who regularly travel the I-25 corridor understand

the importance of reliable, safe, and well-managed facilities. They also recognize that Buc-ee's would provide a significant boost to northern El Paso County **without straining existing infrastructure**, as shown by the successful performance of the Johnstown location in northern Colorado.

The arguments raised against the project are either readily manageable through standard site plan, traffic, drainage, and operational reviews — or simply do not hold water when weighed against the substantial public safety and economic advantages that the project will bring.

The proposed site at exit 163 County Line Road serves both the linear I-25 traveler corridor through our county and nearby residential neighborhoods on both sides of the interstate, fitting the intent of the Convenience Store definition proposed in Buc-ees zoning application, while addressing the documented shortage of safe rest facilities along I-25 (These concerns were exacerbated by closed CDOT rest areas such as the Piñon facilities north of Pueblo and the former Greenland Rest Area near Castle Rock).

I have attached a detailed position paper outlining the legal, safety, and practical justifications for approving the appeal. As the ultimate interpreter of the Land Development Code, the Board has the authority and responsibility to adopt a reasonable, context-sensitive classification that promotes public safety and welfare.

I respectfully urge you to approve the appeal so this important project can move forward through the normal development review process. I would welcome the opportunity to speak at the upcoming public meeting or answer any questions you may have. Please feel free to contact me. Thank you for your service to El Paso County and for considering the long-term benefits this development will bring to our community.

Sincerely,



Christopher A. Nicoll
Former Pueblo City Council President
Founder, Buc-ee's Boosters – El Paso County

Attachment: Position Paper in Support of Buc-ee's Appeal



Position Paper

Supporting the Board of County Commissioners' Approval of Buc-ee's EPCO, LLC Appeal for Classification as a Permitted "Convenience Store" (or Similar Use) in C-1 Zoning – El Paso County, Colorado

Submitted to: El Paso County Board of County Commissioners to be entered into official county record as public testimony to be considered in your upcoming decision for Buc-ee's EPCO, LLC Appeal – Land Use Classification as Convenience Store (C-1 Zoning, I-25 & County Line Road)

Regarding: Appeal of Planning and Community Development Director's Administrative Determination on Land Use Classification for Proposed Buc-ee's Travel Center near I-25 and County Line Road

Date: July 14, 2026

Submitted by: Chris Nicoll

Former Pueblo City Council President (8 years of service, 2012–2019)

Founder, Buc-ee's Boosters – El Paso County

Executive Summary

El Paso County should approve the appeal and classify the proposed Buc-ee's facility as a "Convenience Store" (or a sufficiently similar permitted use under the C-1 zoning district). This classification aligns with the purpose and intent of the Land Development Code when properly interpreted in the context of the I-25 corridor.

The site lies along a major interstate "linear neighborhood" serving travelers, in addition to a traditional residential enclave. More importantly, the project directly advances **public safety** by providing high-quality rest, fuel, food, and restroom facilities on a corridor with limited public rest areas. Colorado law authorizes — and in fact requires —

zoning interpretations that promote public health, safety, and welfare. Denying this classification would frustrate that core statutory purpose.

Background

Buc-ee's EPCO, LLC seeks to develop a travel center on approximately 30 acres in unincorporated El Paso County near I-25 and County Line Road. The parcel is zoned C-1.

The county's Land Development Code defines a **Convenience Store** as "an establishment for the purpose of offering for sale to the neighborhood in which it is located such items as groceries, ready-to-eat food, over-the-counter drugs, and sundries." The definition was amended in 2007 to expressly include "the retail sale of gasoline and other petroleum products."

The Planning Director was unable to make a determination following a review of the applicant's materials, applicable Land Development Code definitions, historical approvals, and comparative analysis, the Director concluded it was unclear whether the proposed use meets the definition of a Convenience Store or is sufficiently similar to allowed uses in the C-1 district. This administrative determination was limited to use classification and did not approve or deny the project itself. Buc-ee's appealed, and the Board of County Commissioners is the ultimate interpreter of the Code's meaning and application regarding use classifications.

The Johnstown Buc-ee's located in Northern Colorado (opened March 2024) provides a proven model: it serves a broad regional and traveling public with minimal long-term disruption to traffic flow once initial novelty subsides, thanks to modern infrastructure improvements. Similar improvements have been invested into the proposed southern Colorado location as well known as the southern I-25 gap project.

The I-25 Corridor as a "Linear Neighborhood"

The phrase "the neighborhood in which it is located" in the Convenience Store definition must be read in context. Along Interstate 25 — a primary north-south artery carrying tens of thousands of vehicles daily — the relevant "neighborhood" is the **linear corridor of interstate travelers, commuters, and nearby residents who rely on safe, convenient highway services. They are at the behest of the services that are available along the I-25 corridor that runs through El Paso County.** Many of the services that are currently available in Monument are dated and do not scale for today's traffic volume in alignment with the recent improvements that have been completed in this area of the I-25 corridor.

The proposed site is located such that it directly serves established neighborhoods **on both sides of the interstate**, including residential areas to the east of I-25. This dual role — local convenience for nearby residents **and** essential services for corridor

travelers — fits squarely within the Code's definition and the C-1 zone's intent for general commercial uses.

Major infrastructure investments have already been made by the Colorado Department of Transportation to prepare this corridor for long-term growth. The I-25 South Gap project expanded the highway from two to three lanes in each direction between Monument and Castle Rock specifically to accommodate higher traffic volumes and future commercial development. This work included full reconstruction of critical structures such as the Exit 163 (County Line Road) ramps and bridges (upgraded during 2021 CDOT project), delivering modern capacity and improved access that directly supports safe, high-volume commercial activity—including a project like the proposed Buc-ee's.

Given these upgrades, claims by opposition groups that the area “cannot support additional traffic” are not an accurate representation of the current transportation infrastructure or its intended design.

This region and adjacent interstate highway interchange is not a quiet residential subdivision. It is a high-volume transportation corridor where commercial traveler services have long been appropriate and necessary. C-1 zoning already permits a wide range of commercial uses (shopping centers, bars, etc.). A modern, high-volume convenience/travel facility that includes fuel sales is consistent with the corridor's character and the 2007 amendment that explicitly added petroleum sales to the definition.

CDOT has closed key public rest areas along this corridor

CDOT has already closed key public rest areas along this corridor, most notably the Piñon Rest Areas north of Pueblo, which have been shut down since 2020 due to water-supply and wastewater system failures. In addition, the Greenland Rest Area near Castle Rock was closed many years ago and never replaced. CDOT has not maintained or supported public rest areas along I-25 for a long time, leaving travelers with few safe, reliable options for essential stops.

In this environment, private convenience-store travel centers such as Buc-ee's effectively become critical infrastructure. They provide fuel, food, beverages, and basic travel necessities—exactly the goods and services identified in the County's Convenience Store definition. Without facilities like these, drivers face greater risks from fatigue, unsafe roadside stopping, and the lack of dependable places to rest and resupply.

Public Safety: Addressing the Critical Shortage of Safe Rest Facilities

Driver fatigue is a well-documented cause of serious highway crashes. Colorado's public rest areas on I-25 are limited in number, capacity, and amenities compared to traffic volumes, especially in stretches between major population centers. Private

facilities that offer clean, well-lit, 24/7 restrooms, fuel, food, and safe parking fill an essential gap.

Buc-ee's is nationally recognized for exceptionally clean and abundant restroom facilities — often described as “the world's cleanest bathrooms.” This directly reduces the incentive for fatigued drivers to continue driving or pull over in unsafe locations. By providing convenient, high-quality stops, the facility promotes safer travel for Colorado residents and the millions of visitors who use I-25.

Public safety is not a peripheral concern — it is a core justification for zoning authority. Approving this use advances that interest by mitigating a known highway safety deficiency.

Legal Authority: Colorado Statutes Support Special Consideration for Public Safety

Colorado law explicitly ties zoning authority to the protection of public health, safety, and welfare.

C.R.S. § 30-28-115 provides that zoning regulations “must bear a real and substantial relationship to the public health, safety, morals, or welfare.” Courts and commentators consistently recognize that zoning is an exercise of the police power whose fundamental purpose is to protect public safety and welfare of the community.

This statute authorizes — and in practical effect requires — reasonable, context-sensitive interpretations of land use definitions when a proposed use demonstrably advances public safety. The Board's role as the ultimate interpreter of the Land Development Code empowers it to conclude that a Buc-ee's facility, with its scale, amenities, and location on a major interstate corridor, functions as (or is sufficiently similar to) a Convenience Store serving the traveling “neighborhood” along I-25, as well as nearby residential areas off the interstate corridor.

Additionally, Colorado recognizes that local governments may make exceptions or exercise flexibility when necessary for the immediate preservation of public health and safety. Interpreting the Code to allow this safety-enhancing use is fully consistent with that principle and avoids an overly rigid application that could undermine the very purposes zoning is meant to serve.

Practical Considerations and Precedent

- The northern Colorado Johnstown location has operated successfully since March 2024 with manageable traffic impacts after the initial opening period, supported by existing and improved infrastructure that is similar to the proposed Exit 163 location in El Paso County.

- The proposed site benefits from proximity to I-25 interchanges and recent corridor improvements, including the I-25 South Gap widening and Exit 163 improvements for ramps and bridges.
- The project will generate significant local tax revenue, jobs, and economic activity without requiring rezoning if properly classified.
- Buc-ee's maintains high operational standards that minimize typical concerns associated with large travel centers (cleanliness, security, waste management).
- The facility would create substantial employment opportunities and produce ongoing sales-tax revenue that strengthens county services and reduces reliance on residential property taxes.
- The I-25 corridor, as part of the Interstate Highway System, has a long-standing precedent of supporting travel centers near interchanges to serve interstate travelers. Convenience stores and travel plazas of this type are common along major national thoroughfares and are an expected component of interstate-oriented infrastructure to support travel across the United State of America.
- Colorado zoning statutes do not authorize approval of a project solely for economic gain; however, economic benefits such as job creation and increased tax revenue may be considered as part of the “public welfare” analysis. When a project advances public welfare while aligning with existing zoning classifications, it supports approval under C.R.S. §§ 30-28-111 and 30-28-115.

Conclusion and Recommendation

The Board of County Commissioners should grant the appeal and determine that the proposed Buc-ee's use qualifies as a permitted Convenience Store (or a sufficiently similar use) within the C-1 zoning district. This decision is supported by:

- A contextual reading of the “neighborhood” served along the I-25 **linear corridor** and including residential areas on both sides of the interstate
- Compelling public safety benefits from expanded, high-quality rest facilities due to lack of state owned rest areas
- Clear Colorado statutory authority (C.R.S. §§ 30-28-115 et seq.) directing zoning interpretations to promote public health, safety, and welfare.

Approving the classification allows this project to proceed through normal site plan, traffic, drainage, and other reviews while fulfilling the County's responsibility to support safe travel on one of Colorado's most important highways.

My perspective is informed by eight years of service on the Pueblo City Council (including as Council President), where I made numerous decisions involving CDOT matters, planning, and zoning — experience that underscores the importance of balanced, safety-focused land use decisions that serve both local residents and the traveling public. As founder of **Buc-ee's Boosters – El Paso County**, I am committed to responsible economic growth that benefits our entire community.

Respectfully submitted,



Christopher A. Nicoll

El Paso County Resident
Falcon / Meridian Ranch Resident | Precinct 450
Former Pueblo City Council President
Founder, Buc-ee's Boosters – El Paso County

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:44 AM
To: PCD Hearings
Subject: Fw: Submission of Position Paper for Official Record – Buc-ee's EPCO, LLC Appeal (C-1 Zoning Classification)
Attachments: Buc-ees_Appeal_Support_Letter_and_Position_Paper.pdf

Thank you,

	Jessica Merriam Board Support Specialist El Paso County Planning and Community Development 2880 International Circle Suite 110 Colorado Springs, CO 80910 Phone: 719-520-6307 https://planningdevelopment.elpasoco.com/ www.epcdevplanreview.com
---	--

From: Chris Nicoll
Sent: Thursday, August 13, 2026 3:28 PM
To: Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson
Cc: boccc; countyattorney
Subject: Fw: Submission of Position Paper for Official Record – Buc-ee's EPCO, LLC Appeal (C-1 Zoning Classification)

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Report

El Paso County Digital, Strategy
& Technology (DST)

Dear Chair Geitner, Vice Chair Nelson, and Commissioners Williams, Wysong, and Applegate,

Please accept the attached **Position Paper in Support of Buc-ee's EPCO, LLC Appeal – Land Use Classification as Convenience Store (C-1 Zoning, I-25 & County Line Road)** for inclusion in the **official county record** . I respectfully request that this document be entered as **public testimony** for consideration in your upcoming hearing and decision on the Buc-ee's appeal. I believe you may find my unique perspective useful in making your determination.

As outlined in the attached paper, I am submitting my analysis and perspective as an El Paso County resident and former Pueblo City Council President, with experience in land use, zoning, CDOT coordination, and public safety considerations. My testimony reflects both my professional background and the substantial public support expressed by residents across El Paso County that i have collected on Social Media as the organization: Buc-ee's Boosters - Southern Colorado / El Paso County

Thank you for your attention to this matter and for your service to our community. Please feel free to contact me if any additional information is needed.

Respectfully,

Christopher A. Nicoll Falcon / Meridian Ranch – Precinct 450 Former Pueblo City Council President
Founder, Buc-ee's Boosters – El Paso County
chris@chrisnicoll.us (719) 684-4622

Christopher A. Nicoll
10658 Pictured Rocks Dr
Peyton, CO 80831
Meridian Ranch Subdivision
Precinct 450
chris@chrisnicoll.us
(719) 684-4622

July 15, 2026

Honorable Board of County Commissioners

El Paso County
200 S. Cascade Avenue
Colorado Springs, CO 80903

Re: Support for Buc-ee's EPCO, LLC Appeal – Land Use Classification as Convenience Store (C-1 Zoning, I-25 & County Line Road)

CC: El Paso County Attorney and Clerk of the County Commission

Dear Chair Geitner, Vice Chair Nelson, and Commissioners Williams, Wysong, and Applegate:

My name is Chris Nicoll, an El Paso County resident of Falcon/Meridian Ranch (Precinct 450). I served eight years on the Pueblo City Council (2012–2019), including as Council President, where I gained extensive experience reviewing planning and zoning matters, CDOT projects, and economic development initiatives. I am writing today to introduce myself and express strong support for approving the Buc-ee's appeal regarding classification of their proposed travel center as a permitted Convenience Store (or similar use) in the C-1 zoning district.

I wish to enter this paper into the official county record as public testimony to be considered in your upcoming decision for Buc-ee's EPCO, LLC Appeal – Land Use Classification as Convenience Store (C-1 Zoning, I-25 & County Line Road)

As the founder of **Buc-ee's Boosters – El Paso County**, I have helped build a rapidly growing grassroots coalition of residents who strongly support this project. In just a few days, our Facebook community has grown to more than **500 followers**, reflecting broad enthusiasm across El Paso County and southern Colorado. Supporters consistently highlight the clear economic benefits Buc-ee's would bring to our region, including **approximately 200 new jobs** and **millions in future sales-tax revenue and economic activity**.

This surge of public engagement demonstrates that, while some opposition exists in Monument, there is **substantial countywide support** for a modern travel center at the County Line Road location. Residents who regularly travel the I-25 corridor understand

the importance of reliable, safe, and well-managed facilities. They also recognize that Buc-ee's would provide a significant boost to northern El Paso County **without straining existing infrastructure**, as shown by the successful performance of the Johnstown location in northern Colorado.

The arguments raised against the project are either readily manageable through standard site plan, traffic, drainage, and operational reviews — or simply do not hold water when weighed against the substantial public safety and economic advantages that the project will bring.

The proposed site at exit 163 County Line Road serves both the linear I-25 traveler corridor through our county and nearby residential neighborhoods on both sides of the interstate, fitting the intent of the Convenience Store definition proposed in Buc-ees zoning application, while addressing the documented shortage of safe rest facilities along I-25 (These concerns were exacerbated by closed CDOT rest areas such as the Piñon facilities north of Pueblo and the former Greenland Rest Area near Castle Rock).

I have attached a detailed position paper outlining the legal, safety, and practical justifications for approving the appeal. As the ultimate interpreter of the Land Development Code, the Board has the authority and responsibility to adopt a reasonable, context-sensitive classification that promotes public safety and welfare.

I respectfully urge you to approve the appeal so this important project can move forward through the normal development review process. I would welcome the opportunity to speak at the upcoming public meeting or answer any questions you may have. Please feel free to contact me. Thank you for your service to El Paso County and for considering the long-term benefits this development will bring to our community.

Sincerely,



Christopher A. Nicoll
Former Pueblo City Council President
Founder, Buc-ee's Boosters – El Paso County

Attachment: Position Paper in Support of Buc-ee's Appeal



Position Paper

Supporting the Board of County Commissioners' Approval of Buc-ee's EPCO, LLC Appeal for Classification as a Permitted "Convenience Store" (or Similar Use) in C-1 Zoning – El Paso County, Colorado

Submitted to: El Paso County Board of County Commissioners to be entered into official county record as public testimony to be considered in your upcoming decision for Buc-ee's EPCO, LLC Appeal – Land Use Classification as Convenience Store (C-1 Zoning, I-25 & County Line Road)

Regarding: Appeal of Planning and Community Development Director's Administrative Determination on Land Use Classification for Proposed Buc-ee's Travel Center near I-25 and County Line Road

Date: July 14, 2026

Submitted by: Chris Nicoll

Former Pueblo City Council President (8 years of service, 2012–2019)

Founder, Buc-ee's Boosters – El Paso County

Executive Summary

El Paso County should approve the appeal and classify the proposed Buc-ee's facility as a "Convenience Store" (or a sufficiently similar permitted use under the C-1 zoning district). This classification aligns with the purpose and intent of the Land Development Code when properly interpreted in the context of the I-25 corridor.

The site lies along a major interstate "linear neighborhood" serving travelers, in addition to a traditional residential enclave. More importantly, the project directly advances **public safety** by providing high-quality rest, fuel, food, and restroom facilities on a corridor with limited public rest areas. Colorado law authorizes — and in fact requires —

zoning interpretations that promote public health, safety, and welfare. Denying this classification would frustrate that core statutory purpose.

Background

Buc-ee's EPCO, LLC seeks to develop a travel center on approximately 30 acres in unincorporated El Paso County near I-25 and County Line Road. The parcel is zoned C-1.

The county's Land Development Code defines a **Convenience Store** as "an establishment for the purpose of offering for sale to the neighborhood in which it is located such items as groceries, ready-to-eat food, over-the-counter drugs, and sundries." The definition was amended in 2007 to expressly include "the retail sale of gasoline and other petroleum products."

The Planning Director was unable to make a determination following a review of the applicant's materials, applicable Land Development Code definitions, historical approvals, and comparative analysis, the Director concluded it was unclear whether the proposed use meets the definition of a Convenience Store or is sufficiently similar to allowed uses in the C-1 district. This administrative determination was limited to use classification and did not approve or deny the project itself. Buc-ee's appealed, and the Board of County Commissioners is the ultimate interpreter of the Code's meaning and application regarding use classifications.

The Johnstown Buc-ee's located in Northern Colorado (opened March 2024) provides a proven model: it serves a broad regional and traveling public with minimal long-term disruption to traffic flow once initial novelty subsides, thanks to modern infrastructure improvements. Similar improvements have been invested into the proposed southern Colorado location as well known as the southern I-25 gap project.

The I-25 Corridor as a "Linear Neighborhood"

The phrase "the neighborhood in which it is located" in the Convenience Store definition must be read in context. Along Interstate 25 — a primary north-south artery carrying tens of thousands of vehicles daily — the relevant "neighborhood" is the **linear corridor of interstate travelers, commuters, and nearby residents who rely on safe, convenient highway services. They are at the behest of the services that are available along the I-25 corridor that runs through El Paso County.** Many of the services that are currently available in Monument are dated and do not scale for today's traffic volume in alignment with the recent improvements that have been completed in this area of the I-25 corridor.

The proposed site is located such that it directly serves established neighborhoods **on both sides of the interstate**, including residential areas to the east of I-25. This dual role — local convenience for nearby residents **and** essential services for corridor

travelers — fits squarely within the Code's definition and the C-1 zone's intent for general commercial uses.

Major infrastructure investments have already been made by the Colorado Department of Transportation to prepare this corridor for long-term growth. The I-25 South Gap project expanded the highway from two to three lanes in each direction between Monument and Castle Rock specifically to accommodate higher traffic volumes and future commercial development. This work included full reconstruction of critical structures such as the Exit 163 (County Line Road) ramps and bridges (upgraded during 2021 CDOT project), delivering modern capacity and improved access that directly supports safe, high-volume commercial activity—including a project like the proposed Buc-ee's.

Given these upgrades, claims by opposition groups that the area “cannot support additional traffic” are not an accurate representation of the current transportation infrastructure or its intended design.

This region and adjacent interstate highway interchange is not a quiet residential subdivision. It is a high-volume transportation corridor where commercial traveler services have long been appropriate and necessary. C-1 zoning already permits a wide range of commercial uses (shopping centers, bars, etc.). A modern, high-volume convenience/travel facility that includes fuel sales is consistent with the corridor's character and the 2007 amendment that explicitly added petroleum sales to the definition.

CDOT has closed key public rest areas along this corridor

CDOT has already closed key public rest areas along this corridor, most notably the Piñon Rest Areas north of Pueblo, which have been shut down since 2020 due to water-supply and wastewater system failures. In addition, the Greenland Rest Area near Castle Rock was closed many years ago and never replaced. CDOT has not maintained or supported public rest areas along I-25 for a long time, leaving travelers with few safe, reliable options for essential stops.

In this environment, private convenience-store travel centers such as Buc-ee's effectively become critical infrastructure. They provide fuel, food, beverages, and basic travel necessities—exactly the goods and services identified in the County's Convenience Store definition. Without facilities like these, drivers face greater risks from fatigue, unsafe roadside stopping, and the lack of dependable places to rest and resupply.

Public Safety: Addressing the Critical Shortage of Safe Rest Facilities

Driver fatigue is a well-documented cause of serious highway crashes. Colorado's public rest areas on I-25 are limited in number, capacity, and amenities compared to traffic volumes, especially in stretches between major population centers. Private

facilities that offer clean, well-lit, 24/7 restrooms, fuel, food, and safe parking fill an essential gap.

Buc-ee's is nationally recognized for exceptionally clean and abundant restroom facilities — often described as “the world's cleanest bathrooms.” This directly reduces the incentive for fatigued drivers to continue driving or pull over in unsafe locations. By providing convenient, high-quality stops, the facility promotes safer travel for Colorado residents and the millions of visitors who use I-25.

Public safety is not a peripheral concern — it is a core justification for zoning authority. Approving this use advances that interest by mitigating a known highway safety deficiency.

Legal Authority: Colorado Statutes Support Special Consideration for Public Safety

Colorado law explicitly ties zoning authority to the protection of public health, safety, and welfare.

C.R.S. § 30-28-115 provides that zoning regulations “must bear a real and substantial relationship to the public health, safety, morals, or welfare.” Courts and commentators consistently recognize that zoning is an exercise of the police power whose fundamental purpose is to protect public safety and welfare of the community.

This statute authorizes — and in practical effect requires — reasonable, context-sensitive interpretations of land use definitions when a proposed use demonstrably advances public safety. The Board's role as the ultimate interpreter of the Land Development Code empowers it to conclude that a Buc-ee's facility, with its scale, amenities, and location on a major interstate corridor, functions as (or is sufficiently similar to) a Convenience Store serving the traveling “neighborhood” along I-25, as well as nearby residential areas off the interstate corridor.

Additionally, Colorado recognizes that local governments may make exceptions or exercise flexibility when necessary for the immediate preservation of public health and safety. Interpreting the Code to allow this safety-enhancing use is fully consistent with that principle and avoids an overly rigid application that could undermine the very purposes zoning is meant to serve.

Practical Considerations and Precedent

- The northern Colorado Johnstown location has operated successfully since March 2024 with manageable traffic impacts after the initial opening period, supported by existing and improved infrastructure that is similar to the proposed Exit 163 location in El Paso County.

- The proposed site benefits from proximity to I-25 interchanges and recent corridor improvements, including the I-25 South Gap widening and Exit 163 improvements for ramps and bridges.
- The project will generate significant local tax revenue, jobs, and economic activity without requiring rezoning if properly classified.
- Buc-ee's maintains high operational standards that minimize typical concerns associated with large travel centers (cleanliness, security, waste management).
- The facility would create substantial employment opportunities and produce ongoing sales-tax revenue that strengthens county services and reduces reliance on residential property taxes.
- The I-25 corridor, as part of the Interstate Highway System, has a long-standing precedent of supporting travel centers near interchanges to serve interstate travelers. Convenience stores and travel plazas of this type are common along major national thoroughfares and are an expected component of interstate-oriented infrastructure to support travel across the United State of America.
- Colorado zoning statutes do not authorize approval of a project solely for economic gain; however, economic benefits such as job creation and increased tax revenue may be considered as part of the “public welfare” analysis. When a project advances public welfare while aligning with existing zoning classifications, it supports approval under C.R.S. §§ 30-28-111 and 30-28-115.

Conclusion and Recommendation

The Board of County Commissioners should grant the appeal and determine that the proposed Buc-ee's use qualifies as a permitted Convenience Store (or a sufficiently similar use) within the C-1 zoning district. This decision is supported by:

- A contextual reading of the “neighborhood” served along the I-25 **linear corridor** and including residential areas on both sides of the interstate
- Compelling public safety benefits from expanded, high-quality rest facilities due to lack of state owned rest areas
- Clear Colorado statutory authority (C.R.S. §§ 30-28-115 et seq.) directing zoning interpretations to promote public health, safety, and welfare.

Approving the classification allows this project to proceed through normal site plan, traffic, drainage, and other reviews while fulfilling the County's responsibility to support safe travel on one of Colorado's most important highways.

My perspective is informed by eight years of service on the Pueblo City Council (including as Council President), where I made numerous decisions involving CDOT matters, planning, and zoning — experience that underscores the importance of balanced, safety-focused land use decisions that serve both local residents and the traveling public. As founder of **Buc-ee's Boosters – El Paso County**, I am committed to responsible economic growth that benefits our entire community.

Respectfully submitted,



Christopher A. Nicoll

El Paso County Resident
Falcon / Meridian Ranch Resident | Precinct 450
Former Pueblo City Council President
Founder, Buc-ee's Boosters – El Paso County

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:37 AM
To: PCD Hearings
Subject: Fw: Meeting Request

Thank you,

	Jessica Merriam Board Support Specialist El Paso County Planning and Community Development 2880 International Circle Suite 110 Colorado Springs, CO 80910 Phone: 719-520-6307 https://planningdevelopment.elpasoco.com/ www.epcdevplanreview.com
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From: Chris Nicoll
Sent: Thursday, August 13, 2026 3:24 PM
To: Carrie Geitner
Subject: Fw: Meeting Request

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El Paso County Digital, Strategy
& Technology (DST)

Hi Commissioner Geitner

Chris Nicoll here from Meridian Ranch precinct 450. Brenda I serve as PCPs and im a division leader for our area. We met you and Tim at caucus night at Falcon Middle School.

Im taking a position as a county resident to support the Buc-ees zoning issue in an effort to promote free enterprise, jobs and future tax revenue to benefit El Paso county. I created a Facebook page called Bucees Boosters Southern Colorado. We are on target to hit 1000 followers just a few days from its kick off.

<https://www.facebook.com/share/1Cab15Gjrt/?mibextid=wwXIfr>

This is a really important project for our county and i want the rest of us in El Paso County that support it to have a voice. So we created the boosters page to rally support and keep people informed.

We thought we 抔 reach out to see if you might have time to discuss this topic and catch up as neighbors some evening or Saturday. Would you and Tim like to meet Brenda and I at the Toad or Jax?

Thanks
Chris Nicoll

Chris Nicoll
chris@chrisnicoll.us

Jessica Merriam

From: PLNWEB
Sent: Tuesday, July 14, 2026 2:53 PM
To: Jessica Merriam
Subject: FW: Buc-ee's



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: Josh Pedersen <dodge1998neon@hotmail.com>
Sent: Tuesday, July 14, 2026 2:05 PM
To: PLNWEB <PLNWEB@elpasoco.com>
Subject: Buc-ee's

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Buc-ee's would be a strong addition to Palmer Lake, Colorado, by bringing significant economic and community benefits while serving the growing number of travelers along the I-25 corridor. Its location between Denver and Colorado Springs makes Palmer Lake an ideal stop for tourists, commuters, and residents seeking convenient access to fuel, food, and clean facilities.

A Buc-ee's location would create hundreds of jobs during construction and operation, providing stable employment opportunities and boosting the local economy. It would also generate substantial sales and property tax revenue that could help fund roads, parks, public safety, and other community services without placing additional tax burdens on residents.

In addition to its economic impact, Buc-ee's is known for maintaining clean, well-managed facilities and offering a unique travel experience that attracts visitors from across the country. Those visitors would likely spend money at nearby restaurants, shops, and attractions, increasing business for local merchants and encouraging further investment in the area.

With thoughtful planning for traffic, infrastructure, and environmental considerations, a Buc-ee's could complement Palmer Lake's existing character while strengthening its economy. Rather than replacing the town's identity, it has the potential to introduce new visitors to the community, support local businesses, and provide long-term financial benefits that help Palmer Lake continue to grow and thrive.

Thank you.

Joshua Pedersen

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Jessica Merriam

From: Meggan Herington
Sent: Wednesday, July 8, 2026 8:34 AM
To: Jessica Merriam
Subject: FW: Buc'ees

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

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

From: Kimberly <kimbo.leonard@gmail.com>
Sent: Tuesday, July 7, 2026 9:05 PM
To: Meggan Herington <MegganHerington@elpasoco.com>
Subject: Buc'ees

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I will keep it short.

I am pro Buc'ees. They are a class act, impeccably clean, pay well, support their local communities, are generous and charitable.

Monument Hill is very dangerous in the winter and Buc'ees will give both travelers and first responders refuge. It's a perfect location for Buc'ees and Monument Hill needs this kind of establishment. Ask them to put in dark sky lighting would be my only suggestion. I do not believe the argument against Buc'ees that traffic, water and wildlife will be negatively impacted. This is grasping at straws.

The nay-sayers are not being logical and are on a no development or change of any kind war path. Everyone who has been to Buc'ees loves Buc'ees and eventually, once the haters see how they operate, and how Buc'ees supports the local community, they will quiet down.

Please find a path to bring Buc'ees to the Palmer Divide and Monument Hill. We need them - and btw, they are not just another gas station or truck stop - Buc'ees treats their patrons like family.

K Leonard

Sent from my iPhone

Jessica Merriam

From: Kylie Bagley
Sent: Thursday, July 9, 2026 3:14 PM
To: Jessica Merriam
Subject: Fw: Bucees- a different viewpoint



Kylie Bagley

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

From: Marlene van der Geest <marlenevandergeest@hotmail.com>
Sent: Thursday, July 9, 2026 2:25 PM
To: Kylie Bagley <KylieBagley@elpasoco.com>
Subject: Fw: Bucees- a different viewpoint

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From: Marlene van der Geest <marlenevandergeest@hotmail.com>
Sent: Thursday, 09 July 2026 14:24:24
To: plnweb@elpasoco.com <plnweb@elpasoco.com>
Subject: Bucees- a different viewpoint

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From: Marlene van der Geest <marlenevandergeest@hotmail.com>
Sent: Tuesday, June 23, 2026 9:57:11 AM
To: carctb@elpasoco.com <carctb@elpasoco.com>
Subject: To all EP Cty Commissioners

Please forward:

There's such a crazy uproar about Bucees coming. Ridiculous. We lived near the new Bucees near Johnstown. It brought jobs, tax revenue, fun & cheap gas. Please don't be cowed by the no growth voices. It will be a good neighbor.

I live in Northgate fyi. Thank you for your service.

Marlene VANDERGEEST

1474 Promontory Bluff Vw 80931

719-651-6862

Sent from my T-Mobile 5G Device

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Jessica Merriam

From: PLNWEB
Sent: Thursday, August 13, 2026 3:58 PM
To: Jessica Merriam
Subject: FW: Buccee's Appeal of Administrative Determination

From: Russell Fellers <rdfontheroad@gmail.com>
Sent: Thursday, August 13, 2026 3:26 PM
To: PLNWEB <PLNWEB@elpasoco.com>
Subject: Buccee's Appeal of Administrative Determination

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Mark Safe

Report

El Paso County Digital, Strategy & Technology (DST)

I am responding in favor of Buccee's being found to qualify as an allowed use in the C-1 zoning district under the Land Development Code.

Russ Fellers
17584 Cabin Hill Lane
Colorado Springs, CO 80908
719-377-1815