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APP261 - Buc-ee's Appeal
Public Comments
Opposition
Received 7/8/2026 - 8/14/2026
Sent to BOCC Clerk

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:33 AM
To: PCD Hearings
Subject: Fw: Evidence Submission for Buc-ee's Use Determination Appeal - APP261
Attachments: Use Determination - Independent Analysis_Final_07-14-2026.pdf

Thank you,

Jessica Merriam
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From: Tri-Lakes Preservation (TPI)
Sent: Thursday, August 13, 2026 3:26 PM
To: Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson; Meggan Herington; Kylie Bagley; PCD Hearings; PLNWEB
Subject: Fw: Evidence Submission for Buc-ee's Use Determination Appeal - APP261

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To the El Paso County Commissioners and Planning and Community Development Staff,

Please find attached the enclosed report regarding Buc-ee's appeal of the Planning and Community Development Director's July 1, 2026 determination concerning the proposed use classification for the Buc-ee's travel center project. Please include this report in APP261 and consider it as evidence when making a determination.

The purpose of this report is to provide additional analysis of the Land Development Code, the proposed project's characteristics and impacts, and the applicable standards governing use classifications and "similar use " determinations under the Code.

As outlined in the report, we believe the proposed Buc-ee's development is fundamentally inconsistent with the definition of a neighborhood-serving convenience store and with the intent and permitted uses of the C-1 zoning district. The scale, intensity, traffic generation, fuel operations, lighting, and 24-hour nature of the proposed development more closely resemble a travel center or truck stop than any use contemplated within C-1 zoning.

The report further concludes that, while a travel center does not perfectly align with the County's existing truck stop definition, it satisfies the Land Development Code's "similar use " criteria for classification as a truck stop within the Commercial Services (CS) zoning district and should therefore be subject to the public review and scrutiny associated with that process.

This appeal presents an important policy question extending beyond a single project: whether the County's existing zoning framework and use classifications will be applied consistently and predictably, or whether large-scale regional travel centers may be administratively classified as neighborhood convenience stores despite substantial differences in scale, impacts, and function.

We respectfully request that the Board consider the attached analysis when evaluating Buc-ee's appeal and uphold the Director's determination that the proposed development does not qualify as a permitted convenience store use within the C-1 zoning district.

Thank you for your time, consideration, and service to the residents of El Paso County.

Very Respectfully,

The Tri-Lakes Preservation, Inc Board

Tri-Lakes Preservation, Inc. (TPI)

Use Determination For Travel Center on Monument Hill

An Independent Analysis



Executive Summary

This executive summary gives a brief, high-level overview of the main findings documented in this report. The full report begins on page three.

Determination Request Appealed After Planning Staff Declines Convenience Store Label. Buc-ee's EPCO LLC (applicant) is asking the County to classify as a convenience store a proposed 31-acre travel center, with a 74,000 square foot retail and restaurant building, 120 fuel pumps, 20 electric vehicle (EV) charging stations, and 812 parking spaces (791 standard spaces and 21 accessible spaces). Specifically, the applicant is seeking a determination on whether the travel center meets the County's definition of a convenience store or is similar to one for purposes of being allowed in the obsolete C-1 commercial zone.

The County's Planning and Community Development (PCD) Director initially evaluated this request and declined to classify the travel center as a convenience store. The response to the determination request notes that the "facility includes a combination of characteristics, impacts, and design elements that are mixed and uncommon within unincorporated El Paso County." The applicant has appealed to the Board of County Commissioners (BoCC) for the Board to make a final determination.

Buc-ee's Does Not Meet the Definition of a Convenience Store. On the question of whether the proposed travel center meets the County's definition of a convenience store, the answer is clear. The travel center does not meet the County's definition. In the Land Development Code (LDC), a convenience store is defined as having a primary purpose of serving the surrounding neighborhood. The Buc-ee's travel center on the other hand would primarily serve highway travelers. The proposed travel center also includes functions beyond the scope of a convenience store with restaurant space, food preparation, and large-scale fuel sales. The applicant's attempts to claim they intend to serve the neighborhood are flawed and contradictory and should be rejected.

Buc-ee's Does Not Meet "Similar Use" Criteria for a C-1 Zone. If the travel center does not meet the definition of a convenience store, the second question is whether it meets the criteria to be considered similar to one for purposes of being allowed in a C-1 zone. The answer to this second question is also clear. The travel center does not meet the County's criteria to be considered similar to a convenience store or allowable in a C-1 zone. The travel center is not consistent with the purpose of the C-1 zone and would have characteristics and impacts of a far greater scale than a convenience store or any other allowable uses in a C-1 zone. The applicant relies on a flawed analysis by comparing the traffic impacts of the travel center to three scenarios of high-intensity uses. However, the uses they have chosen as comparisons are not

convenience stores and are not even allowed uses in a C-1 zone. Thus, the applicant's comparison is invalid. In fact, the applicant's own information on the characteristics of the project show that the project would be a better fit in a different commercial zone that allows for large-scale, high-intensity development.

Figure 1: Truck Stop, Not Convenience Store, Meets County's "Similar Use" Determination Criteria

Criteria 1: Consistent with Purpose of Zone	Criteria 2: Similar Characteristics as Allowed Uses in the Zone
Convenience Store in C-1 Zone	
✗ **Fails** to meet criteria. C-1 zone is the more restrictive of the obolete zones and the original intent was to prohibit all fuel sales in C-1 zone.	✗ **Fails** to meet criteria. A travel center would have impacts such as traffic, noise, light pollution, and health impacts of a much greater scale than anything allowed in C-1 zone.
Truck Stop in CS Zone as a Special Use	
✓ **Meets** criteria. CS zone is intended for commercial retail and commercial services that serve the general public. Truck stops and other high-intensity uses are allowed.	✓ **Meets** criteria. While on the higher end of intensity for CS uses, the traffic, noise, light pollution, and health impacts are within the scope of other allowed uses, especially with a truck stop being a special use which would allow for greater evaluation of impacts to ensure consistency with the zone.

Travel Center Should be Classified as a Truck Stop. While the proposed travel center fails to meet the criteria to be considered a convenience store, it does meet the "similar use" criteria in Section 5.3.6 of the LDC to be considered a truck stop. Figure 1 summarizes the results of the analysis for a travel center as similar to either a convenience store or truck stop. As the Figure shows, a truck stop meets the County's criteria for making an administrative determination, while a convenience store fails to meet the criteria. (The detailed analysis of how each option fails or meets the criteria is provided in this report.) Accordingly, the BoCC should determine that the applicant's travel center is similar to a truck stop and should be classified as such for purposes of pursuing future development of the project.

Background

Buc-ee's EPCO LLC (applicant) has submitted a request for an administrative determination to El Paso County to have a proposed travel center classified as a convenience store for purposes of being an allowable use in the County's Land Development Code (LDC). The administrative determination request first went to the Director of the Planning and Community Development (PCD) Department. The PCD Director did not approve the request to classify the travel center as a convenience store. In response, the applicant filed an appeal of the decision and is requesting that the Board of County Commissioners (BoCC) determine how to classify the travel center.

Large Travel Center Proposed for Site in Residential Tri-Lakes Neighborhood

Buc-ee's is proposing to build a 31-acre travel center, with 74,000 square feet of retail and restaurant space, 120 fuel pumps, 20 electric vehicle (EV) charging stations, and 812 parking spaces (791 standard spaces and 21 accessible spaces).[1] (A fuel pump is counted as a single fueling position, typically there is one position on either side of a fuel dispensing unit.)

The proposed site for the project is on parcels primarily zoned C-1. The C-1 zone is obsolete, because its use was phased out in 1991, but land previously designated as C-1 retains that zoning designation until rezoned.[2] The LDC specifies allowable primary and accessory uses for all zones, including the obsolete ones. In addition to C-1 zoning, the applicant owns an adjacent parcel zoned commercial community (CC), which is the current zoning designation for small-scale commercial development intended to serve the surrounding neighborhood.

The proposed Buc-ee's travel center would be located on Monument Hill in the established Tri-Lakes area of northern El Paso County. The area surrounding the proposed site is primarily single-family homes on large lots along with protected open space. The area is classified as the suburban residential "placetype" in the County's Master Plan[3], and is actually surrounded by even larger lot residential development and more protected open space than the placetype would suggest. The population of the three Tri-Lakes communities (Monument, Palmer Lake, and Woodmoor) totals about 22,600, which includes 8,750 households[4].

Applicant Told in 2024 To Rezone and Adhere to 300-Year Water Rule

The applicant's team of developers first approached El Paso County in May 2024[5] about building a large travel center on the site on Monument Hill. At that time, the applicant initiated an early assistance process with the County to discuss land use, zoning, water, traffic, and the approval process in general. As part of this process, the applicant was advised to rezone the parcels and adhere to the County's 300-year water rule—a finding that the water rights and aquifer levels could support the project for 300 years.

Ultimately, the applicant attempted a flagpole annexation with the Town of Palmer Lake a couple of miles to the west in order to get water and have the use approved through Palmer Lake instead of the County's process. However, after much controversy, the annexation request was withdrawn. After the failed annexation, and with full awareness of the zoning restrictions, Master Plan, and community opposition, the applicant purchased the parcels on Monument Hill in early 2026.

Use Determination as a Convenience Store Circumvents Original Requirements

Now that the annexation to Palmer Lake has failed, the applicant has come back to El Paso County in another attempt to have the travel center project approved at the same site on Monument Hill. However, the applicant is not proposing to rezone the site and meet the 300-year water rule, which was the process initially specified by the County. Instead, the applicant has initiated a series of piecemeal actions—also known as segmentation—in an apparent attempt to avoid the requirements initially specified by the County's PCD Department. Part of this piecemeal process relies on maintaining the parcel's obsolete C-1 zoning designation, which in turn leads to the applicant's request to have the proposed travel center classified as a convenience store.

The LDC identifies three types of developments that allow for the retail sale of fuel. These include gas stations, truck stops, and convenience stores. According to Table 5.1 in the LDC, gas stations and truck stops are not allowable uses on C-1 zoned land. As such, the applicant is asserting that the project should be classified as a convenience store. This is because that is the only type of land use that allows for any retail sale of fuel in a C-1 zone.

PCD Director Unable to Say Travel Center is Similar to a Convenience Store

In response to the request for an administrative determination, the PCD Director declined to classify the travel center as a convenience store or similar to one under the Section 5.3.6 "similar use" criteria in the LDC. The Director and PCD staff reviewed 26 existing convenience stores in El Paso County and other allowed uses in a C-1 zone as part of making this determination. The response issued states that "the proposed facility includes a combination of characteristics, impacts, and design elements that are mixed and uncommon within unincorporated El Paso County."[1]

The existing convenience stores reviewed by the PCD staff range in size from 676 square feet to 5,550 square feet. Some of these stores have no retail fueling. Of the stores with retail fuel sales, the largest such gas station has 18 fuel pumps. It is noted by the PCD Director that none of these existing convenience stores are located in a C-1 zone. The PCD Director's focus on comparing the travel center primarily to existing convenience stores adheres to the language and intent of the LDC. While the "similar use" criteria, described later in this report, references

comparing an unlisted use to other allowable uses in a zone, it is reasonable for the determination to tie back to the overall form, function, and concept of a convenience store.

With the applicant's appeal of this determination, the BoCC must now consider the questions of whether the travel center meets the definition of a convenience store, meets the "similar use" criteria to be classified as a convenience store, or meets the criteria to be classified as another use type. The analysis in this report answers all three of these questions and provides the documentation to support these findings.

Does a Travel Center Fit the Definition of a Convenience Store?

The current version of the LDC does not include a definition of a travel center nor does it specify in which zone types a travel center would be an allowable use. The applicant asserts in their appeal that the proposed travel center should be classified as a convenience store. However, this analysis finds that the project does not meet the LDC's definition of a convenience store in a number of ways.

A Convenience Store Must Be a Neighborhood Market

Code Establishes Convenience Stores as Neighborhood Markets

The LDC 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. A convenience store may include retail sale of gasoline and other petroleum products."

A key part of the definition is that a convenience store's *purpose* must be to offer products for sale "to the neighborhood in which it is located". This definition describes a neighborhood market serving the surrounding community.

Master Plan Supports Neighborhood-Scale Definition

The County's Master Plan identifies the project site on Monument Hill as being in the "suburban residential placetype." The land uses for the suburban residential placetype are described in the plan and clearly state that single family detached homes are the primary land use. Commercial retail and commercial services are listed as supporting land uses with the plan stating these must be "less prevalent and serve to support the primary land use". Furthermore, the plan states "Few commercial uses may be appropriate in Suburban Residential. Those allowed ***must be small-scale standalone businesses that serve a neighborhood population*** (emphasis

added)."[6] The Master Plan clearly requires commercial development in a suburban residential placetype to be small-scale, serve a neighborhood population, and be supportive of the primary land use of single-family homes. Thus, the definition of a convenience store as serving the surrounding neighborhood is not only clear in the LDC, but is specifically supported by the Master Plan for the proposed site on Monument Hill.

Applicant's Documentation Fails to Demonstrate a Primary Intent to Serve the Neighborhood

The applicant's request for a determination as to whether the travel center project meets the definition of a convenience store fails to demonstrate that the establishment's purpose would be serving the neighborhood in which it is located.

Applicant Wrongly Asserts that Tying into Roadways Equates to Serving the Neighborhood. The applicant asserts that the adjacent Interstate 25, County Line Road, and Beacon Lite Road are part of the neighborhood. Further, the applicant states that the "proposed Buc-ee's will be physically connected to and functionally integrated with the existing roadway network and surrounding land uses…" The applicant incorrectly asserts that by virtue of connecting their project to the existing roadway network this means the project is therefore serving the neighborhood. All developments connect to the roadway network in one way or another. Connecting to roadways in general, or to the specific roadways noted by the applicant, does not define the function or characteristics of a development.

Furthermore, the applicant appears to conflate the highway itself with the people traveling on it. The highway itself would not be served by the travel center due to the increased traffic and likely congestion. The people traveling on the highway, while potentially served by the travel center, would not identify themselves as part of the neighborhood unless they happened to actually live there. Under the applicant's faulty logic, anyone traveling through a community would be part of that neighborhood simply by virtue of driving through. This stands in contrast to the County's definition of a neighborhood as "primarily residential areas unified by shared characteristics, functional connections, and spatial perceptions." Highway travelers who would pass through the Tri-Lakes area are not residents, and are not unified with the community through shared characteristics or connections.

Applicant Fails to Address Other Elements of Neighborhood Definition. The County's definition of a neighborhood specifies that neighborhoods are places with shared characteristics and spatial perceptions, as well as common design themes. The applicant does not address this part of the definition of neighborhood. In fact, the size, scope, and site plan elevating the proposed travel center 30-feet above the natural grade is inconsistent with the existing character, spatial perceptions, and design themes of the neighborhood. People who live in the community have

expressed concerns that the proposed travel center is fundamentally out of character with the neighborhood. The PCD Director's findings similarly note that the proposed travel center includes characteristics and design elements that are mixed and uncommon, not only in the surrounding neighborhood, but within unincorporated El Paso County more broadly.

Applicant Asserts that Convenience Stores Should Serve General Public in Contrast to County Definition. The applicant asserts that "the Code does not limit convenience stores to serving only immediately adjacent residences." The unrealistically strict definition (only immediately adjacent residences) used in this comparison has no basis in the LDC and appears to have been concocted by the applicant in an effort to undermine and confuse the County's actual definition of a convenience store. The applicant then makes a leap to conclude that the lack of such an unrealistically strict definition of the intended community served should be interpreted as meaning the LDC intends for convenience stores to serve "people living, working, and traveling nearby"—meaning the general public. The applicant's assertion that the general public is the target customer base is in direct conflict with the County's definition of a convenience store as an establishment for the purpose of serving the neighborhood.

Applicant Wrongly Asserts that Location by the Interstate Makes it a Convenience Store. The applicant asserts that the LDC does not prohibit convenience stores along major transportation corridors. This is correct, but is irrelevant as the County's definition of a convenience store does not include criteria on the proximity to transportation corridors. The applicant then goes on to state that because some convenience stores currently exist along major transportation corridors within the County that this establishes a siting pattern of convenience stores being located near transportation corridors. While this may be true, this fact again does not speak to how the applicant's proposed travel center meets the definition of a convenience store. Simply choosing a site along a highway does not make the travel center a convenience store and has no nexus to the County's definition. By the applicant's logic, the location of a project, rather than its function and characteristics would determine how a use is defined. This illogical conclusion would undermine the very purpose of the LDC and must not be considered relevant.

Additionally, the examples the applicant gives of convenience stores located near transportation corridors highlights the massive difference in scale and scope of the travel center with actual convenience stores. Specifically, the size of the proposed Buc-ee's is 14 to 21 times as large as the referenced convenience stores (according to the El Paso County Assessor's Office):

- Falcon Circle K is 5198 square feet. The retail portion of the proposed Buc-ee's would be more than **14 times as large**.
- Charlie's Convenience Store is 5040 square feet. The retail portion of the proposed Buc-ee's would be more that **14-and-a-half times as large**.

- Meadowbrook Parkway Circle K is 4480 square feet. The retail portion of the proposed Buc-ee's would be more than **16-and-a-half times as large**.
- Fuel B's Convenience Store is 3500 square feet. The retail portion of the proposed Buc-ee's would be more than **21 times as large**.
- Space Village Loaf N Jug is 3621 square feet. The retail portion of the proposed Buc-ee's would be more than **20 times as large**.

Applicant Wrongly Asserts that Unrelated Features Make the Travel Center a Convenience Store. The applicant claims that it intends to serve the community with certain proposed features of the travel center including: EV charging facilities, enhanced landscaping and open space, wildlife mitigation measures, 24-hour backup power, emergency response staging area, and fire-water supply improvements. However, most of these features are actually mitigation measures for negative impacts that would be caused by the project. Prior to site work, the parcels were in a natural state with old growth ponderosa pine trees and a seasonal stream. Landscaping, leaving part of the site as open space, and wildlife mitigation are all mitigation measures that will reduce the harms caused to the community rather than bring a net benefit.

Furthermore, these purported ancillary benefits of the travel center do not fall within the scope of the LDC's definition of a convenience store. Specifically, the LDC defines offerings of a convenience store as "groceries, ready-to-eat food, over-the-counter drugs, and sundries." Emergency staging, back up power supplies and the other such features do not align with the purpose and products referenced in the County's convenience store definition. In fact, these purported benefits (such as emergency staging) point to the scale of the proposed travel center as being fundamentally different than that of a convenience store.

Buc-ee's Primary Purpose is to Serve Travelers

Rather than being an establishment for the purpose of serving the surrounding neighborhood, the proposed Buc-ee's travel center has a primary business purpose of selling products and fuel to regional travelers. The applicant previously reported to the Town of Palmer Lake that 90-95 percent of their sales are to customers outside the zip code in which a travel center is located.[7] Thus, the intent of the business is not to be a neighborhood store. The very business model of the Buc-ee's company is in conflict with the County's definition of a convenience store.

Buc-ee's even refers to itself as a travel center and touts its regional scale business model. Notable examples of this include:

- **Buc-ee's Told El Paso County in 2024 This Project Was a Travel Center.** In 2024, as part of the early assistance with El Paso County, the applicant called the proposed project on Monument Hill a "travel center".

- **Company Website Calls Larger Locations Travel Centers.** As of July 2026, the Buc-ee's official website references its supersized locations as "travel centers" contrasting these travel centers and their offerings with the older Buc-ee's locations that are more typically sized gas stations with convenience stores.
- **Buc-ee's Refers to its Locations as Travel Centers in the Press.** When speaking to the press, Buc-ee's refers to its locations as travel centers. For example, in an article dated April 3, 2026 about the first Buc-ee's to open in Ohio, company spokesman Randy Pauly said "We don't want to be just another gas station. We are a family travel center…".[8] This quote highlights the gas station as a core part of their business and the travel center description reflects their customer base as being travelers rather than local residents.
- **Buc-ee's Refers to its Locations as Travel Centers in Planning Documents.** In planning documents and project proposals across the country, Buc-ee's refers to its locations as travel centers. For example, in the proposal submitted to Johnstown, Colorado for the state's only existing Buc-ee's, the company described the location as "a large travel center". Similarly, in North Carolina a project was called "Buc-ee's Travel Center at Effland Station" in the official documents proposed by the company.

Proposed Travel Center Too Big to Serve the Surrounding Neighborhood

Applicant Wrongly Asserts that Lack of Size Limit in Code Means Unlimited Size. The applicant asserts that the lack of specific size limits in the LDC means that a convenience store can be any size. While the applicant is correct that there is no specific size limit in the County's definition of a convenience store, that does not erase the requirement that a convenience store must intend to serve the local neighborhood. The lack of a size limit gives flexibility to have somewhat larger or smaller convenience stores based on the size and needs of individual communities, rather than unlimited size.

Size of Buc-ee's Too Big to Serve Tri-Lakes Community. The retail component of the proposed Buc-ee's travel center at 74,000 square feet would be 30 times larger than the average convenience store in the country and 15 times the maximum allowable size for a convenience store in the neighboring Town of Monument.[9, 10] It would be roughly four times as large as all the other existing convenience stores in the Tri-Lakes area combined. In fact, it would be larger than almost all of the nearby grocery stores and drug stores in the Town of Monument and it approaches the size of nearby large-scale retail businesses. Figure 2 (next page) shows the size of the proposed Buc-ee's retail store compared to other local stores.

A 74,000 square foot convenience store could not be supported by the population in the surrounding community. As discussed later in this report, Buc-ee's expects 22,150 vehicle trips daily to this location. This is a typical level for a Buc-ee's travel center and reflects the tens of thousands of customers expected each day to support the large-scale travel center.

In order for the expected trips and customers to come from the surrounding community, each of the 8,750 households in the Tri-Lakes area would need to visit the travel center more than two and a half times each day—an unrealistic assumption. Thus, it is clear from the large scale of the proposed Buc-ee's that it is not intended to serve the population of the surrounding residential neighborhood or even the Tri-Lakes area more generally.

Figure 2: Size of Commercial Developments in the Tri-Lakes Area

Establishment	Estimated Retail Size (Sq ft)
Gas Stations with Convenience Stores	
7-Eleven (Baptist Rd)	2,400
7-Eleven (Hwy 105)	3,049
Phillips 66 Food Mart[a]	4,300
Valero	4,099
Maverik	4,951
Travel Centers (Truck Stops)	
QuickTrip	7,628
Pilot Travel Center	13,478
Grocery and Drug Stores	
Walgreens	14,408
Goodwill	22,378
Safeway	55,183
Proposed Travel Center	
Buc-ee's	74,000
Large-Scale Retail	
Kohl's[a]	85,000
King Soopers	86,779
Home Depot[a]	110,000
Walmart	222,850

(a) All square foot amounts are from El Paso County Assessor's website, except these. These square foot amounts are estimates using measurement tools from Google Earth due to the information not being accessible on the Assessor's website.

Project Does Not Align with Type of Development the Community Says It Wants

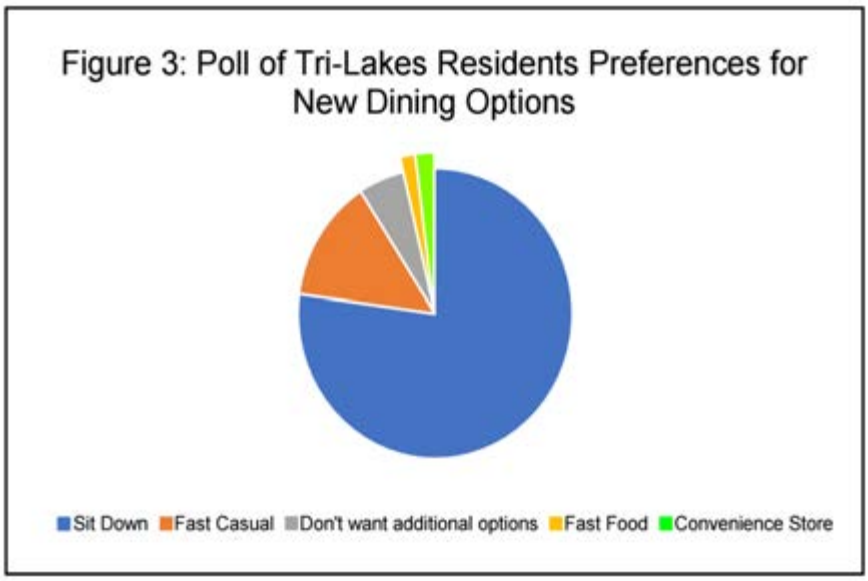
Another way in which the project is not intended to serve the surrounding neighborhoods (as the definition of a convenience store requires) is because the proposed project is inconsistent with preferences and priorities for future development expressed by the community.

Monument Town Survey. In 2021, the Town of Monument conducted a survey of its citizens and found that concerns about over-development and growth at too large of a scale was a key concern. In particular, residents expressed concerns over large scale growth eroding the charm and character of their small town.[11]

Dining Options Polling. In recent social media polling, residents of the Tri-Lakes area were asked what type of dining options they would like to see added in the area. The results are in Figure 3 and show that 77 percent of respondents to the poll wanted additional sit-down style

restaurants. In contrast, only 2.1 percent of respondents would like to see more convenience store foods available and 1.6 percent would like additional fast-food options.[12]

In addition, the long and contentious history of this project shows that there is significant opposition from the community. Given all this information, it is hard to argue that a community so generally opposed to this type of development, and to this project in particular, would somehow be served by it.



Incidental Fuel Sales Do Not Allow for a Travel Center

The County's definition of a convenience store is one of a neighborhood market that *may* include the retail sale of fuel. While the definition does not specify the number of allowable fuel pumps, it must still meet the requirement of providing a service on a neighborhood scale. In fact, the definition of a convenience store before the C-1 zone was made obsolete, explicitly excluded the sale of fuel.[13] When combined with the fact that gas stations and truck stops are not allowed in a C-1 zone, this clearly shows the intent to prohibit all fuel sales before the zone was made obsolete. Therefore, it is reasonable to interpret the inclusion of fuel sales by convenience stores in the current version of the LDC as optional and small-scale, or somewhat incidental to the overall purpose of the convenience store. This is because while no specific size limit is specified in the LDC, it is implied with the definition of a convenience store as a neighborhood market, and by the specific exclusion of gas stations and truck stops as allowable uses in a C-1 zone.

A 120-pump gas station cannot reasonably fit into the definition of a convenience store. This number of fuel pumps would nearly double the number of passenger vehicle gas pumps that currently exist in the entire Tri-Lakes area.

Figure 4 shows the proposed travel center would have 30 times the number of fuel pumps as the smallest existing facility in the area (a 7 Eleven convenience store with four gas pumps). The proposed travel center would have four times as many fuel pumps as the largest facility in the area, the Pilot Travel Center, when accounting for both the Pilot's passenger and commercial vehicle fueling.

Figure 4: Size of Buc-ee's Gas Station Would Dwarf Others in Tri-Lakes

Name	Passenger Pumps	Truck Pumps	Total Pumps	How Many Times Larger is Buc-ee's
Gas Stations				
7-Eleven (Hwy 105)	4	0	4	30
Sinclair	8	0	8	15
7-Eleven (Baptist Rd)	10	0	10	12
Circle K	12	0	12	10
Safeway	12	0	12	10
Murphy Express	16	0	16	7.5
Maverik	20	0	20	6
Phillips 66	12	10	22	5.5
Valero	8	16	24	5
Subtotal	**102**	**26**	**128**	
Truck Stops				
QuickTrip	11	14	25	4.8
Pilot	12	18	30	4
Subtotal	**23**	**32**	**55**	
Total	**125**	**58**	**183**	

The scale of the proposed gas station component of the travel center can in no way be viewed as small-scale, serving the neighborhood, or incidental. The gas station part of the proposed travel center fails to meet the County's definition of a convenience store.

Restaurant and Food Preparation Inconsistent with Convenience Store Definition

The proposed travel center includes food preparation services—essentially a large fast-food restaurant inside the Buc-ee's store that prepares and packages food for sale inside the store. While the applicant has not specified how much space food service comprises of the proposed project, the Johnstown, CO Buc-ee's includes an estimated 8,700 square feet of food service space. [14] At roughly 8,700 square feet, the food service area would be more than twice the size of most fast-food restaurants. Buc-ee's is known for serving barbeque-style dishes that are smoked offsite, but prepared onsite. In addition, Buc-ee's serves burritos, sandwiches, baked goods and other foods, many of which are prepared onsite to some degree.

However, the County's definition of a convenience store does not include having a restaurant or onsite food preparation. Rather the definition for a convenience store only includes ready-to-eat foods. In addition, the LDC specifically identifies restaurants and food processing as separate uses. Thus, a large part of the travel center would be dedicated to uses that exceed the scope of the County's definition of a convenience store.

Is a Travel Center Similar to a Convenience Store?

The applicant's request for a use determination asks that if the project does not meet the definition of a convenience store (which this analysis finds it does not), that the BoCC consider whether the travel center is similar to a convenience store or other allowed uses in a C-1 zone. The LDC establishes criteria for making such a determination.



Figure 5: Same-Scale Comparison of Buc-ee's and Typical Convenience Store

When evaluated against these criteria, it is clear that a travel center is not similar to a convenience store or other allowed uses in a C-1 zone. The ways in which the proposed travel center fails to meet the criteria are described in the section below. The size of the travel center underlies many of the reasons why a travel center is not similar to a convenience store as size determines many of the impacts and characteristics of a development. Figure 5 gives a visual comparison of the size

of the travel center compared to a typical convenience store using the same scale. The figure illustrates the significant differences in size between a travel center and a convenience store.

Code Specifies Process and Criteria for Classifying Unlisted Uses

Section 5.3.6 of the LDC describes the process for the County to evaluate whether a proposed development is similar to an existing defined type of development. The process requires the County to evaluate the proposed project against certain criteria to determine if (1) the function, performance, and location requirements are consistent with the purpose of the zoning district and, (2) the use is compatible with other allowed uses and similar in characteristics such as traffic, parking and noise. The LDC specifically states:

> "When a use is not specifically identified as allowed in a zoning district or overlay zoning district, it shall not be allowed in the zoning district or overlay zoning district unless it meets the following criteria in determining the use is a similar use: The function, performance characteristics, and location requirements of the unlisted use shall be consistent with the purpose and description of the zoning district where it is proposed; The unlisted use is compatible with the uses specifically allowed in the district, and similar in characteristics such as traffic and parking generation, noise, glare, vibration, and dust."

This analysis finds that the proposed Buc-ee's travel center fails to meet both criteria established in the LDC for evaluating whether it is similar to a convenience store or other allowable uses in a C-1 zone.

Fails Criteria 1: Not Consistent with Purpose of the C-1 Zone

Purpose of C-1 District is More Restrictive and Did Not Allow Fuel Sales Before Becoming Obsolete

The first criteria considers whether the project is consistent with the purpose and description of the C-1 zone. The current version of the LDC does not contain a robust definition of the C-1 zone, because this zone has been obsolete since 1991. However, the description of the obsolete zones in the current LDC states that C-1 zoning was for providing commercial activities while another obsolete commercial zone still retained in the LDC, C-2 zoning, was for the purpose of providing for *large* commercial activities. All of the principal uses allowed in C-1 are also allowed in C-2, but there are several larger-scale and more intensive uses listed for C-2 that are not allowed in C-1 zoning. Meaning that the C-1 zone was the more restrictive commercial zoning type before coming obsolete. In terms of function, gas stations, food processing, and fuel sales and storage are not allowed in C-1 zones, but are allowed in C-2 zones. In addition, before the C-1 zone became obsolete, the County's definition of a convenience store specifically excluded the

sale of fuel.[13] This means that before becoming obsolete, the sale of fuel was prohibited in the C-1 zone because gas stations, truck stops, and fuel sales and storage were not allowed and convenience stores at the time also did not allow the sale of fuel.

Travel Center is Large and Would Have Significant Retail Fuel Sales

The proposed travel center is a large-scale development and would serve regional travelers, with 120 fuel pumps. Given that the C-1 zone expressly prohibited fuel sales before becoming obsolete and was the more restrictive of the obsolete commercial zones, it is clear that a travel center is not consistent with the purpose or description of the zone. In contrast, the C-2 zone allowed for large commercial development and some fuel sales.

Applicant Mischaracterizes Purpose of C-1 Zoning

The applicant relies on a single phrase that the zoning district "is established for the purpose of providing commercial activities" for determining the purpose of the C-1 zone. The applicant then incorrectly asserts that "this is a broad, unqualified statement of purpose that imposes no limitation on the scale, type, or customer base of commercial uses." The applicant fails to acknowledge the obsolete C-1 zone's description in relation to the obsolete C-2 zone, the latter of which is for *large* commercial activities. The parts of the LDC cannot be viewed in isolation, and the purpose of the zoning districts must be viewed in the context of the descriptions of the other zones. Thus, the applicant's assertion that the zone imposes no limitation on scale is incorrect. The applicant also fails to acknowledge the true intent of the C-1 zone based on how it was described and what uses were allowed before the zone was made obsolete. As stated above, the C-1 zone clearly allowed only for more restrictive commercial activity (as opposed to large commercial in a C-2 zone) and expressly prohibited all fuel sales.

Fails Criteria 2: Project Not Compatible and Has Much Larger Impacts

The second criteria asks two questions, whether a proposed project "is compatible with the uses specifically allowed in the district, and similar in characteristics such as traffic and parking generation, noise, glare, vibration, and dust." The proposed travel center fails to meet these criteria in several ways.

Travel Center Not Compatible with Allowed Uses

Applicant Fails to Demonstrate Compatibility. The applicant asserts that the proposed Buc-ee's is compatible with a broad range of uses expressly permitted in the C-1 zoning district. However, the applicant provides no analysis or attempts to describe or quantify support for this statement.

Travel Center Incompatible with Residential Area and Certain C-1 Uses. In fact, a large travel center is not a compatible use with an established residential neighborhood. This is supported by the Master Plan's description of suburban residential neighborhoods as having a primary purpose of supporting single family homes and that commercial development in these areas must be small-scale. In addition, the proposed travel center is incompatible with some of the other allowed uses in a C-1 zone (a criteria that must be considered under Section 5.3.6). Specifically, C-1 zones allow for schools, childcare centers, and public parks. These community-oriented uses that serve children are incompatible with a large travel center. This is because the traffic, pollution, and transient nature of travel center customers pose health and safety risks to children.[15,16, 17]

Travel Center Does Not Have Similar Characteristics to Convenience Stores or Other Allowed Uses

Applicant's Conclusions on Criteria 2 Rely on Disallowed Uses in C-1 Zone. The applicant includes a lengthy analysis in their submittal comparing the traffic characteristics of the proposed travel center with three other development scenarios they claim are allowed in a C-1 zone. However, the applicant's scenario analysis is seriously flawed because they rely on scenarios that are not actually allowed in C-1 zones, and they fail to quantify any characteristics beyond traffic impacts.

In the traffic analysis, the applicant states that the proposed Buc-ee's travel center would have 22,150 daily trips to the site. The applicant created three scenarios in an attempt to show the traffic generated by the Buc-ee's travel center would be of a similar magnitude to other developments. These scenarios are:

- **General Retail Shopping Center.** This scenario is a large shopping center with a total of 304,500 square feet of commercial space, including a 120,000 square foot super-sized grocery store, eight fast-casual and fast-food restaurants totaling 24,000 square feet, five high-turnover sit-down restaurants totaling 30,000 square feet, and 27 additional retail and/or service developments totaling 130,500 square feet. Under this large shopping center scenario, the applicant estimates 35,934 daily trips.
- **Supercenter Shopping Center.** This scenario is a large shopping center with a total of 245,000 square feet of commercial space, including a 200,000 square foot superstore, two high-turnover sit-down restaurants totaling 12,000 square feet, four fast-food restaurants totaling 12,000 square feet, a convenience store with gas station totaling 5,000 square feet and 16 fuel pumps, and an additional 16,000 square feet of strip retail space. Under this shopping center scenario, the applicant estimates 20,812 daily trips.
- **Theater/Concert Venue.** This scenario is modeled after a scaled-up version of the Ford Amphitheater in Colorado Springs. The scaled-up scenario includes a 9,000 seat, 336,000

square foot theater and concert venue. Although the applicant models this scenario after an amphitheater and shows an amphitheater in their concept drawings, the description of the scenario contains a footnote stating this scenario assumes the theater is indoors. Under this scenario, the applicant estimates 10,364 daily trips.

Shopping Centers Not Allowed in C-1. The first two scenarios are very clearly shopping centers. However, shopping centers are not an allowable use in a C-1 zone. They are not listed on the principal or accessory use tables for the C-1 zone. In contrast, shopping centers are allowed in Commercial Service (CS) and Commercial Regional (CR) zones as these zones are intended for larger scale developments. Section 5.3.6 (C)(2) of the LDC states relative to making similar use determinations that:

> "The listing of any use as being allowed in any particular zoning district or overlay zoning district shall be deemed to be an exclusion of the use from any other zoning district, in which the use is not specifically listed."

Since shopping centers are allowed in other zones, the absence of a shopping center listed as an allowed use in the C-1 zone not only means it isn't allowed, but shopping centers are specifically excluded as a use.

The C-1 zone allows for commercial or retail *as part of* an overall shopping center, but does not allow for the development of a shopping center itself. While one specific use identified in the shopping center scenarios might be allowable in a C-1 zone (such as the 5,000 square foot convenience store), building a full shopping center, as the scenarios assume, is not allowed. Thus, the applicant's first two scenarios must not be viewed as providing evidence of comparable characteristics to other allowed uses in a C-1 zone. Instead, the first two scenarios are merely an insightful illustration of how far outside the scope of C-1 zoning and the concept of a convenience store the applicant must reach to find uses having traffic of a comparable scale to their proposed travel center.

Concert Arena Not Allowable in C-1 Zone. The third scenario is a large indoor theater or concert arena, modeled on a larger, indoor version of the Ford Amphitheater. The applicant asserts that such a venue would be allowable under C-1 zoning as a "theater." In addition to the Ford Amphitheater, the applicant lists the Broadmoor World Arena as an example of a theater that would be allowed in a C-1 zone. While a theater is an allowable use in C-1 zone, it does not appear that a 9,000-seat arena meets the spirit and intent of a "theater" in the LDC. Neither the Ford Amphitheater nor the Broodmoor World Arena are located in C-1 zones. Both are located in the City of Colorado Springs and neither is in a commercial zoning district. The applicant has presented no information to suggest that the large arena described in their scenario would be an allowable use in a C-1 zone.

In fact, the dimensional use standards for the C-1 zone, as specified in Table 5.4 of the LDC, limit the height of buildings to 30 feet, which is not tall enough to accommodate a 9,000-seat arena. For example, the interior height of the Broadmoor World Arena is 79 feet from floor to ceiling, with the totally building height therefore being even taller.[18] The height of the Ford Amphitheater's stage canopy alone is 70 feet from the stage to the canopy.[19] Thus, while a small theater, such as a small movie theater, or small community theater (with a maximum height of 30 feet) could be allowed in a C-1 zone, the applicant has presented no information on an allowable version of a theater to make the case that the characteristics and community impacts would be of a similar scale to the proposed travel center.

Applicant's Own Analysis Shows Traffic of a Much Greater Scale. The applicant estimates there would be 22,150 daily trips to the travel center. In addition, the travel center would receive frequent supply deliveries from commercial trucks. The applicant's own documents estimate a typically-sized convenience store and gas station would have 3,212 daily trips. This means that according to the applicant's traffic analysis, the travel center would have nearly seven times the amount of traffic as a convenience store with a gas station. Thus, the applicant's own traffic analysis documents how the travel center is not similar to a convenience store and would have a much higher-intensity of use and impacts.

In terms of other allowed uses in a C-1 zone, the applicant's traffic analysis finds that a fast-food restaurant with drive-thru would have 1,345 daily trips, and a high-turn-over sit-down restaurant would have 623 daily trips.

Applicant Fails to Comprehensively Quantify Other Characteristics. The information the applicant presents on criteria number two is heavily focused on the traffic scenarios described above and contains little analysis on other characteristics or impacts of the project compared to convenience stores or other allowable C-1 zone uses. The applicant mentions noise characteristics and asserts that other allowable uses are capable of generating noise equal to or greater than the proposed travel center. However, the applicant presents no data or analysis to quantify these noise levels. Similarly, the applicant asserts that the travel center will not generate excessive vibration, smoke, fumes, or dust. However, the applicant provides no quantifiable assessment of these characteristics or how they compare to allowed uses in a C-1 zone district. The burden of showing similarity of characteristics is on the applicant and they have failed to quantify these other characteristics.

Other Characteristics Would Have Impacts of a Much Greater Scale. While the applicant has failed to quantify other characteristics and community impacts, the available information points to the travel center as having much greater impacts than anything allowed in a C-1 zone. This is because convenience stores and other allowable uses would not generate traffic, noise and light

pollution anywhere close to the scale of the impacts the proposed travel center would generate based on its size, purpose of serving regional travelers, and 24/7 operations. Specifically:

- **Vehicular-Related Noise and Air Pollution.** Based on the applicant's own traffic analysis, the traffic generated by the proposed travel center would be seven times greater than an actual convenience store and gas station. This means the corresponding traffic-noise and air pollution from vehicles would also be at least seven times higher than an actual convenience store (more if the travel center results in traffic backups). In addition, the vehicular-related noise and air pollution is likely to be even higher because Buc-ee's does not provide seating in their restaurant area so customers tend to sit in their vehicles with engines idling in the parking lot while eating their purchased food items.
- **Health Risks of Much Greater Scale.** The travel center would also pose health risks not associated with other allowable uses in a C-1 zone. This is because the travel center would have 120 gas pumps and large fuel holding tanks. Small leaks and spills are common in all gas stations. In addition, gas stations are known to increase air pollution and the release of volatile organic compounds. While these health risks might be minimal from the type of small-scale fueling associated with actual convenience stores, when scaled up many times larger than a typical convenience store with a gas station, the health risks to nearby properties will be of a much greater scale. The amount of fuel spills that would wash off the site would not be incidental, and could cause significant damage to water and soil quality on surrounding properties, including neighboring wells, and nearby protected open space. No other allowable use in a C-1 zone would pose health risks associated with fuel pumps and tanks.[23]
- **Light Pollution of Much Greater Scale.** The proposed travel center would have 260 exterior lights. The existing development in C-1 zones tend to be small-scale with minimal exterior lighting. Nothing comparable to a travel center has been identified in a C-1 zone by the applicant, or in this analysis. In fact, the exterior lighting for the travel center would be of a much larger scale than even the exterior lighting for a large commercial development in a CR zone. For example, the lighting plans for the King Soopers in the Falcon Marketplace (zoned CR) shows 80 exterior lights.[20] The proposed Buc-ee's travel center would have more than three times the number of exterior lights as the Falcon King Soopers. This indicates that not only would the light pollution from the Buc-ee's travel center be far greater than any existing C-1 uses, but it would be several times greater than large commercial developments in a CR zone.
- **Other Noise Pollution of Much Greater Scale.** Noise pollution would similarly be of a much greater scale with a travel center than a convenience store other allowable C-1 uses. One type of noise impact is reflected highway noise caused by the size of the proposed travel center. Because the site of the proposed travel center is sloped, it would

sit atop an over 30-foot-high retaining wall built to create a level construction pad. The actual building would rise another 30 feet in the air. In total, the retaining wall plus the walls of the building would create an over sixty-foot-high structure parallel to I-25. The size of this structure would bounce a significant amount of the highway noise off the retaining wall and building and over to the residential Woodmoor community on the east side of the highway. This is likely to necessitate the construction of sound walls. The applicant fails to identify this serious noise issue and includes no discussion of how it would be mitigated. It is unclear from the applicant's proposal if noise mitigation can be achieved in a reasonable way given the large -scale of the proposed project. It also appears from the lack of this issue being addressed in the application that the County would likely be required to pay for soundwalls needed to mitigate the noise. In contrast, a typically sized convenience store would not require a building site built up 30 feet above the natural grade because it would not require such a large construction pad. In addition, an actual convenience store would have a smaller building overall, thus generating much smaller-scale noise impacts and likely not requiring sound walls or other noise mitigation.

- **More Blocked Views Than a Convenience Store.** The C-1 zone limits the height of a structure to 30 feet tall. However, as described above, the proposed Buc-ee's would sit atop an over 30-foot-high retaining wall used to build up a large construction pad creating an over 60-foot-high structure. The 30-foot-high retaining wall is only necessary due to the large size of the travel center. It is unlikely that a convenience store other C-1 uses would need to build a construction pad over 30 feet high, because the other C-1 uses are not nearly as large as the proposed travel center. Thus, the Buc-ee's would block mountain views 30 feet higher than would otherwise be expected for this site. The loss of views will have serious negative impacts on property values for the homes on the east side of I-25.

How Should a Travel Center Be Classified?

This report establishes that the proposed travel center does not meet the definition of a convenience store, nor is it similar to a convenience store for purposes of being considered an allowable use for a C-1 zoned site. However, the County should still answer the question of how to define or categorize a travel center based on what type of development it is most similar to.

Closest Definition is a Truck Stop

Gas stations and truck stops are the two other uses defined in the LDC that allow for the retail sale of fuel (aside from convenience stores). The County's definition of a truck stop allows for

the sale of fuel, restaurant facilities, and other sales and services. The definition of a gas station focuses on the sale of fuel and vehicle-related services such as car washes. In comparing the proposed travel center to the definitions of a gas station and a truck stop neither definition fully meets the characteristics of a Buc-ee's. Although the definition for a truck stop comes close.

The characteristics of the proposed travel center are: being a large-scale facility, serving highway travelers, selling fuel, selling other retail items, and providing food services. Figure 6 shows the degree to which the elements of the proposed travel center aligns with the definitions and characteristics of a gas station and a truck stop.

Figure 6: Travel Center is Closest to Definition of a Truck Stop

	Large-Scale Size	Serve highway travelers	Fuel Sales Allowed	Retail Allowed	Food Services Allowed	Serve Passenger & Commercial Drivers
Truck Stop	✓	✓	✓	✓	✓	Only commercial drivers
Gas Station	Not Typical	General Public	✓	Limited	X	✓

More than a Gas Station. The applicant asserts that the proposed travel center does not meet the County's definition of a gas station. While this is correct, it is not because the travel center does not contain a gas station, but rather because it is more than a gas station. It is a large-scale gas station combined with large-scale retail, restaurant and food services, and large bathroom facilities.

Truck Stop Definition Comes Closest. As the figure shows, truck stops, like travel centers are large-scale facilities that serve highway travelers. The County's definition of a truck stop allows for fuel sales, retail sales, and food services. The primary way in which the proposed travel center does not fit the County's definition of a truck stop is that truck stops are defined as serving commercial vehicles and their drivers. While the County's definition is narrowly focused on commercial drivers, most truck stops actually serve both commercial and passenger vehicle drivers. Similarly, the proposed Buc-ee's travel center intends to serve primarily passenger vehicle and small commercial vehicles, but not large commercial vehicles.

Buc-ee's has a company policy banning fuel sales and parking of 18-wheeler commercial trucks at most, but not all, of its locations. The large travel centers look and function similarly enough

to truck stop travel centers that the company typically needs to place signs at the entrances to its travel centers specifying certain larger commercial trucks are not allowed. Smaller commercial vehicles that can fit at a typical fuel pump—such as utility-style trucks, commercially-operated pickup trucks, and commercial vans— are typically not banned. Buc-ee's sells diesel fuel, which supports these smaller commercial vehicles. Drivers of 18-wheeler commercial vehicles wishing to use the retail and food services offered by the travel center would be required to park offsite, but may still use the facilities and purchase items. (The County's definition of a truck stop includes additional optional allowable features to serve commercial drivers that are not part of the proposed travel center, but these additional features are permissible and not required for a development to be considered a truck stop.)

The applicant claims they should not be considered a truck stop because the travel center will not accommodate 18-wheeler commercial vehicles, however, the applicant does not address the extent to which they plan to serve the drivers of smaller commercial vehicles. The County's definition references commercial drivers, not 18-wheeler trucks specifically. In addition, the applicant claims the travel center should not be considered a truck stop because it will not include showers, truck washes, and other optional elements of a truck stop. The lack of these optional features does not make the proposed travel center inconsistent with the definition of a truck stop.

Is a Travel Center Similar to a Truck Stop?

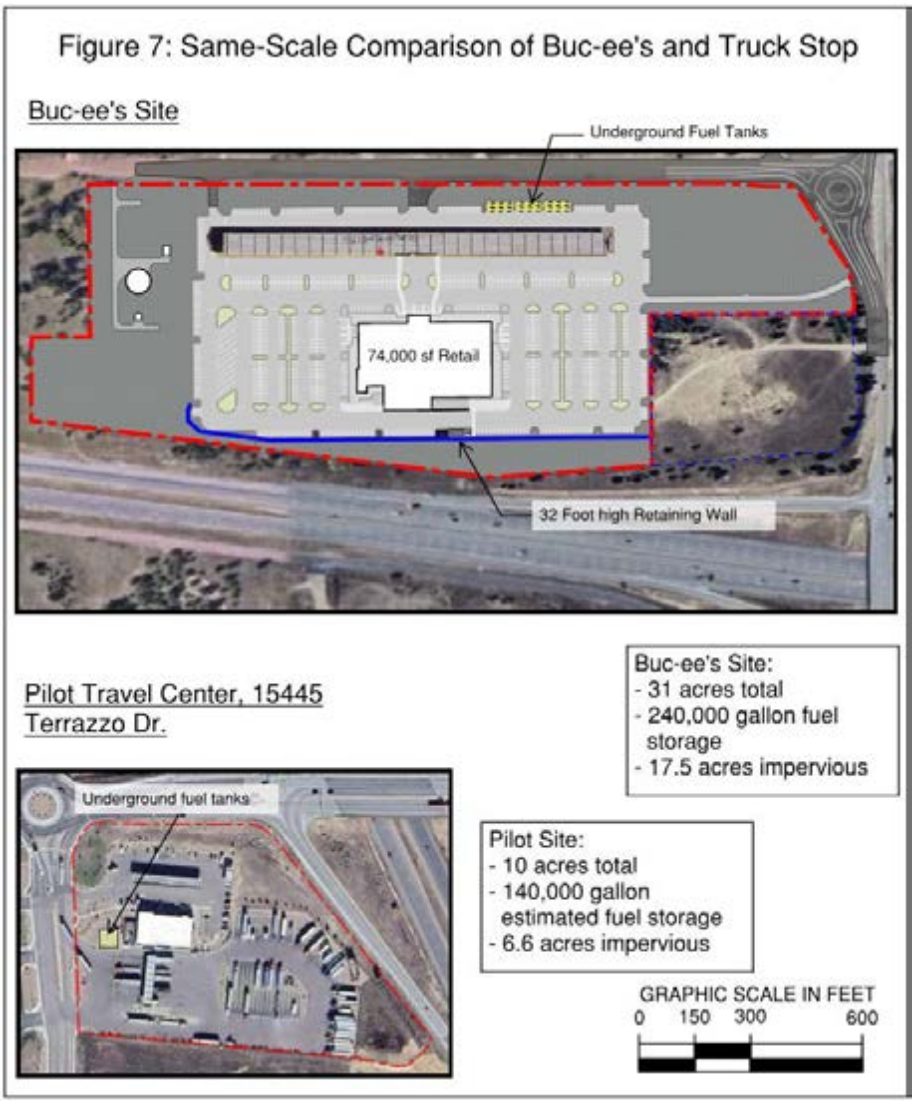
While the proposed travel center does not fully meet the definition of a truck stop, it does appear to meet the criteria in section 5.3.6 of the LDC to be considered similar to a truck stop in a Commercial Services (CS) zone.

Because the section 5.3.6 criteria requires comparing an unlisted use (in this case the travel center) to the allowable uses in a particular zone, it is necessary to determine both the potential similar use and the most relevant zone. Truck stops are allowed as a special use in three zones, one of which is the CS zone. When the proposed travel center is evaluated against the section 5.3.6 criteria to determine if it qualifies as a similar use as a truck stop in a CS zone, it meets both criteria, as described in the section below.

Figure 7 (next page) visually compares the proposed travel center with the Pilot truck stop in Monument using the same scale. As the figure shows, the Buc-ee's travel center site would be about three times the size of the Pilot truck stop. While the Buc-ee's is much larger than the Pilot, it is much closer in scale than when compared to a convenience store. Both the Buc-ee's and the Pilot have 50-60 percent of the total site as impervious surfaces. Each facility also has large-scale fuel storage.

Meets Criteria 1: Consistent with Purpose of the Zone

The LDC defines the CS zoning district as intended to accommodate retail, wholesale or service commercial uses that serve the general public. A travel center contains retail and service components. In addition, a travel center is intended to serve primarily highway travelers, which would be considered part of the general public. The CS zone allows for a broad range of commercial uses, including large-scale commercial developments, such as truck stops.



Meets Criteria 2: Similar Impacts as Allowed Uses with Special Use Consideration

Consistent with Other Uses in CS Zone. The second criteria is whether the proposed use would be consistent with allowable uses in the CS zone and have similar community impacts as those allowable uses. Other allowable uses in a CS zone including a truck stop, freight terminal, heavy equipment rental, home improvement center, light industry or light manufacturing, mini warehouse, and shopping centers, are all large-scale developments. In terms of consistency, siting a travel center in the same zone as a truck stop does not raise consistency concerns.

Similar Characteristics and Impacts as a Truck Stop. A travel center would have similar characteristics as a truck stop, including significant traffic impacts, large parking areas, significant exterior lighting, and 24-hour operations. In addition, truck stops have very large fuel

tanks and sell a high volume of fuel similar to a travel center. Other allowed uses in a CS zone, which include some large-scale developments, could also have similar characteristics or community impacts.

Special Use Designation is Important. It is likely that the Buc-ee's travel center would be on the high end of intensity compared to other truck stops or other allowable uses in a CS zone. As Figure 7 illustrates, the proposed Buc-ee's would be three times as large as the Pilot truck stop in Monument. While the Buc-ee's would be much larger and possibly a more intensive use than a typical truck stop, this difference in scale could be accounted for under the use designation as a truck stop. This is because a truck stop is considered a special use in the LDC requiring a greater level of evaluation and scrutiny of a proposed project. This additional evaluation required for special uses takes into account location and community specific issues as to whether a truck stop (or travel center) fits at any given proposed site. For example, the special use process is intended to ensure there will be no unmitigated traffic issues, the use is in harmony with the surrounding neighborhood, and would not pose health risks. This additional layer of oversight from the special use designation would be highly beneficial when applied to travel centers considering the significant traffic levels, unique community impacts, health risks, and other concerns that surround these types of developments.

Similar Use Analysis Adheres Closely to Compared Use. It is worth noting that this evaluation of the "similar use" criteria for a truck stop classification focuses on the impacts of truck stops (the similar use being compare to), rather than other potential uses allowed in the same zones as truck stops. This distinction is important. The applicant's analysis relies on high-intensity uses that are unrelated to a convenience store in the inaccurate attempt to show how a travel center meets the "similar use" criteria. Whereas the similar use analysis comparing a travel center to a truck stop does not need to reach far outside the concept of a truck stop to show the similarities.

Travel Center is a Single Integrated Use Like a Truck Stop

The applicant states that the travel center is a single principal use, not multiple principal uses. This is because the travel center functions as a single unified establishment and the various parts of the travel center operate in an integrated fashion. Viewing the travel center as a single principal use, rather than multiple principal uses, does appear to fit well with the overall characteristics and function. This is because the travel center functions as a single large-scale development and the size, scope, and impacts may not be adequately addressed if the functions of the travel center were considered as separate principal uses. For example, a separate gas station, retail store, and restaurant are unlikely to generate the same level of traffic and impacts as is seen when these functions are merged together into a large travel center.

Furthermore, the scale and operations of the travel center appear integrated and inseparable. Buc-ee's does not have large travel centers that do not include a gas station. Part of the business model of the travel center is to attract highway travelers with the large-scale gas station. The customers of the gas station part of the travel center then support the retail and restaurant operations. The business model is one of high-turnover and high-traffic that relies on the various functions of the travel center supporting each other. The applicant's own assertion that the travel center is a single, integrated, principal use further supports a travel center being similar to a truck stop. This is because a truck stop is the County's only defined use that allows for such a multi-function integrated development with gas station, retail, and restaurant components.

BoCC Should Categorize Travel Centers as Truck Stops

In order to provide clarity on the use type and associated zoning requirements, the BoCC should classify the proposed travel center as a truck stop. While the travel center does not fully meet the definition of a truck stop, it does meet the LDC's "similar use" criteria to be considered similar to a truck stop and therefore fulfills the decision-making criteria the BoCC must consider. If the BoCC chooses not to classify the travel center as a truck stop, it should initiate a process to add a definition to the LDC for travel centers. This definition should identify the appropriate large-scale commercial zoning required for travel centers, such as CS or CR zones. Given the high-intensity nature and significant impacts a travel center would have, the BoCC should make travel centers a special use in the LDC, similar to truck stops.

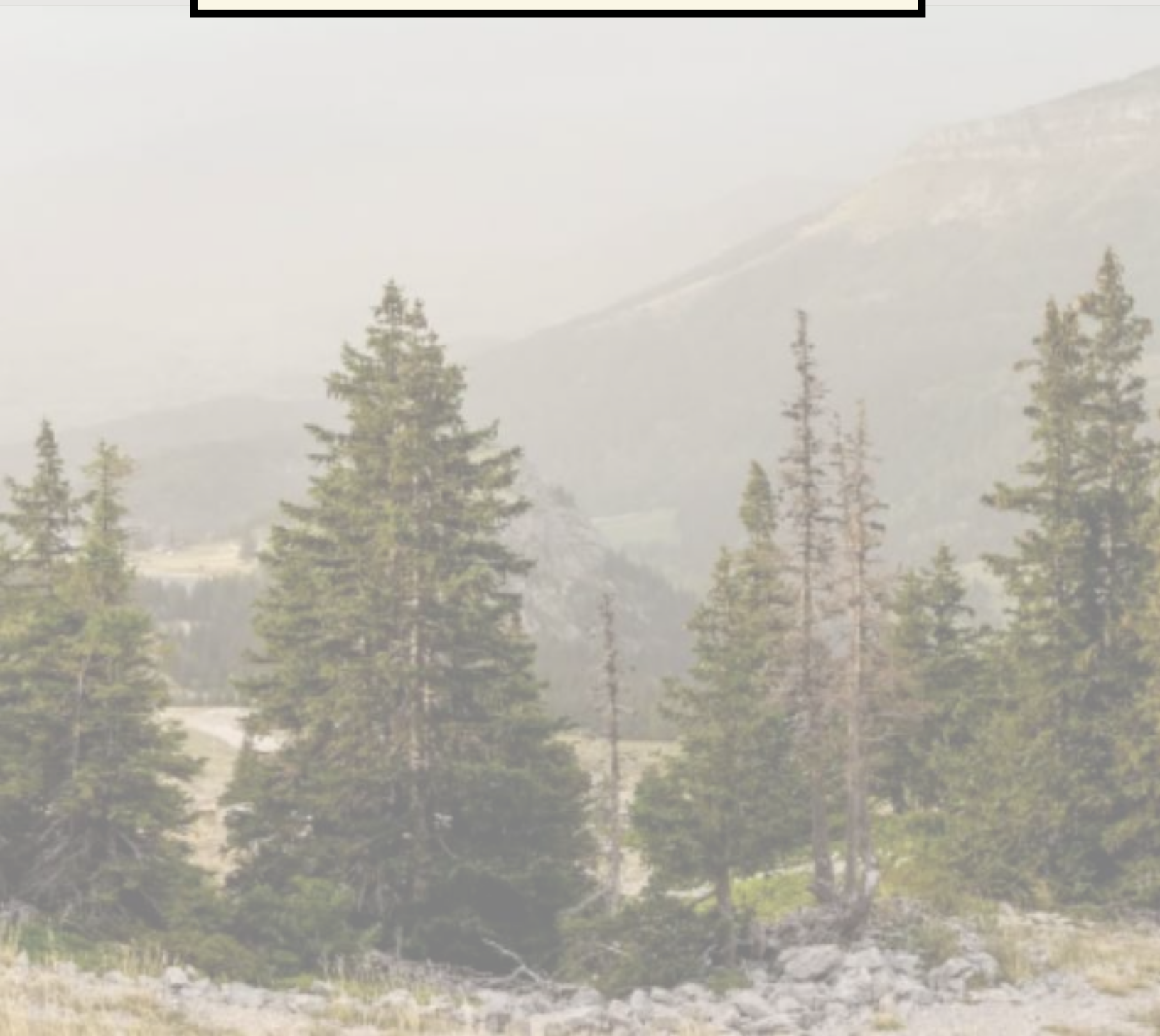
Conclusion

The proposed Buc-ee's travel center would be a large-scale, high-intensity development that is inconsistent with the definition of a convenience store and allowable uses in a C-1 zone in general. The applicant has failed to demonstrate that their project meets the criteria established for the BoCC to approve an administrative determination as a convenience store or other allowable use in a C-1 zone. However, analysis of the project, its impacts, and the "similar use" criteria in the LDC, point to a clear answer in terms of how to define the proposed travel center. Specifically, travel centers should be categorized as truck stops. Of the three defined uses in the LDC that allow for the sale of fuel, a travel center most closely matches the definition of a truck stop. While the definition of a truck stop is not a perfect fit, it meets the "similar use" criteria that the BoCC has been asked to evaluate for this project. This analysis finds that the BoCC should make a determination that travel centers are similar to truck stops. Doing so would provide clarity to the applicant on the zoning requirements and process for pursing the development of a Buc-ee's travel center in El Paso County.

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Website: https://www.trilakespreservation.org

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

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

Date: 04202026

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

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

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

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

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

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

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

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

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

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

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

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

Keith Allen
PO Box 704
Palmer Lake, CO 80133



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

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

Chris Bailey Chris Bailey

May 23, 2026

El Paso County Commissioners

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

Dear Commissioners:

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

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

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

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

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

Sincerely,

Susan Bailey

Susan Bailey, Monument Resident on Doewood Drive

April 30, 2026

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

To: El Paso County Board of Commissioners
Carie Geitner
Holly Williams
Bill Wysong
Lauren Nelson
Cory Applegate
Clerk to the Board

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

Regarding: Buc-ee's on Monument Hill

Dear Commissioners:

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

My concerns are as follows:

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

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

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

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

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

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

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

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

Thank you for your attention to this matter.



Victoria Baker

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

04/02/2026

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

Holly Williams <HollyWilliams@elpasoco.com>,
Bill Wysong <BillWysong@elpasoco.com>,
Carrie Geitner <CarrieGeitner@elpasoco.com>,
Lauren Nelson <LaurenNelson@elpasoco.com>,
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matthew.smith1@mail.house.gov (for Senator Crank

To the El Paso County Board of County Commissioners,

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

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

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

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

- **Traffic and Water Impacts**
  - *8000-11000 cars per day on an intersection not designed for this type of traffic. In fact, CDOT just completed 20-year updates over a year ago*

- **Environmental Impacts**
  - Adjacent to s 36,000-acre conservation corridor, and on the world's largest, $15M wildlife overpass located just 1 mile away

- **Overestimated Revenue Numbers, History of Data/Number Manipulation**
  - **Consumption of water**

- **Public Safety Risk, Strain on County Services**
  - *DOT 18-wheel tractor trailer weigh station less than 2 miles from the offramp to the proposed Buc-ees poses a safety risk for personal vehicles on ramping with 18-wheel tractor trailers attempting to offramp*

- **Property Rights/Values**
  - *A potential loss of significant county property tax revenue from hundreds of homes in the area due to proximity to the largest gas station in the world*

- **Conflict with Community Input and Local Governance**
  - *A proposed development of this scale does not align with Tri-Lakes municipalities' master plans to include dark skies ordinances, sustainable practices, and "box chains."*
  -

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

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

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

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

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

Thank you for your time and consideration.

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



Dear Commissioners

A Buc-ee's at this location is wrong for this community.
I know they have not submitted for a permit to build, but I think it is important how the community feels about this.
A recent poll was taken up here, 75% of the people are against it.
I live in Waconda Hills. I am very concerned my well going dry because of the large amount of water they will be using. and the fear their fuel tanks could contaminate our water. We lose our water up here and you will have a ghost town.
Also my concerns increase traffic, light pollution and my property value will go down.
We do not need another gas station up here. We have 7 in the area. None of them are full with cars waiting to fill up
I leave you with one thought. How would you like to live across from a Buc-ee's 24/7 with all those lights shining on yours house

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

Respectfully
Joan Currie

April 29, 2026

Dear District 1 Commissioner, Holly Williams,
RE: Public Concern re: Impending application by Bue-el's LLC EPCO to construct a Bue-e's on Monument Hill.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully,

Leslie Hanks
Monument, Co

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

April 30, 2026

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

Dear Commissioners:

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

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

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

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

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

Sincerely,

Amy Day Nemeyaw
Amy Day Nemeyaw
1173 Greenland Forest Drive
Monument, CO 80132
amy.day44@icloud.com

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

Dear Commissioners:

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

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

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

Respectfully,

Tiffany Mizner

April 30, 2026

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

Dear Commissioners,

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

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

Respectfully,

Joy Zgan
19847 Dogwood Dr.
Monument, CO

May 16, 2026

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

Dear Commissioners,

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

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

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

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

Friday, May 1, 2026

Dear Commissioners:

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

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

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

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

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

Respectfully,



Tracy John

18810 Spring Valley Rd

Monument, CO 80132

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

June 23, 2026

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

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

Dear Chair and Commissioners:

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

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

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

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

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

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

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

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

Respectfully submitted,



Tracy John
18810 Spring Valley Rd
Monument, CO 80132

Una and Karl Walker

19632 Still River Court

Monument, CO 80132

walkeru48@hotmail.com

July 14th, 2026

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

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

Dear Commissioners,

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

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

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

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

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

Sincerely,

Una Walker

Karl Walker

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

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

Greetings,

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

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

Key Considerations:

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

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

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

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

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

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

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

Request:

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

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

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

Thank you for your time.

Respectfully,

Debra Wieland

Debra Wieland
3755 Sunview Ct.
Monument, CO 80132

Liling Hsu
19632 Still River Court, Monument, CO 80132

07/14/2026

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

Dear Commissioners:

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

1. Incompatible Scale and Lack of Local Utility: C-1 zoning is intended for local neighborhood utility. While the average American convenience store is roughly 3,500 square feet, Buc-ee's operates massive regional tourist attractions averaging 74,000 square feet with 120 fuel pumps. This serves transient highway traffic, offering virtually no daily utility to our local community.

2. Unsustainable Water Consumption: The Tri-Lakes area relies on finite groundwater from the nonrenewable Denver Basin aquifers. Public reports indicate that a facility of this magnitude demands an estimated 11 million gallons of water annually. Permitting a single corporate entity to draw such an exorbitant volume from the Arapahoe aquifer is irresponsible management of El Paso County's already stressed water supply. It threatens the long-term sustainability of the local region.

3. Devastating Traffic and Infrastructure Strain: Buc-ee's locations generate between 7,000 and 20,000 vehicles daily. Injecting this heavy volume onto County Line Road will overwhelm infrastructure. Furthermore, introducing thousands of transient vehicles daily to the steep, ice-prone Monument Hill corridor creates severe winter safety hazards and emergency bottlenecks.

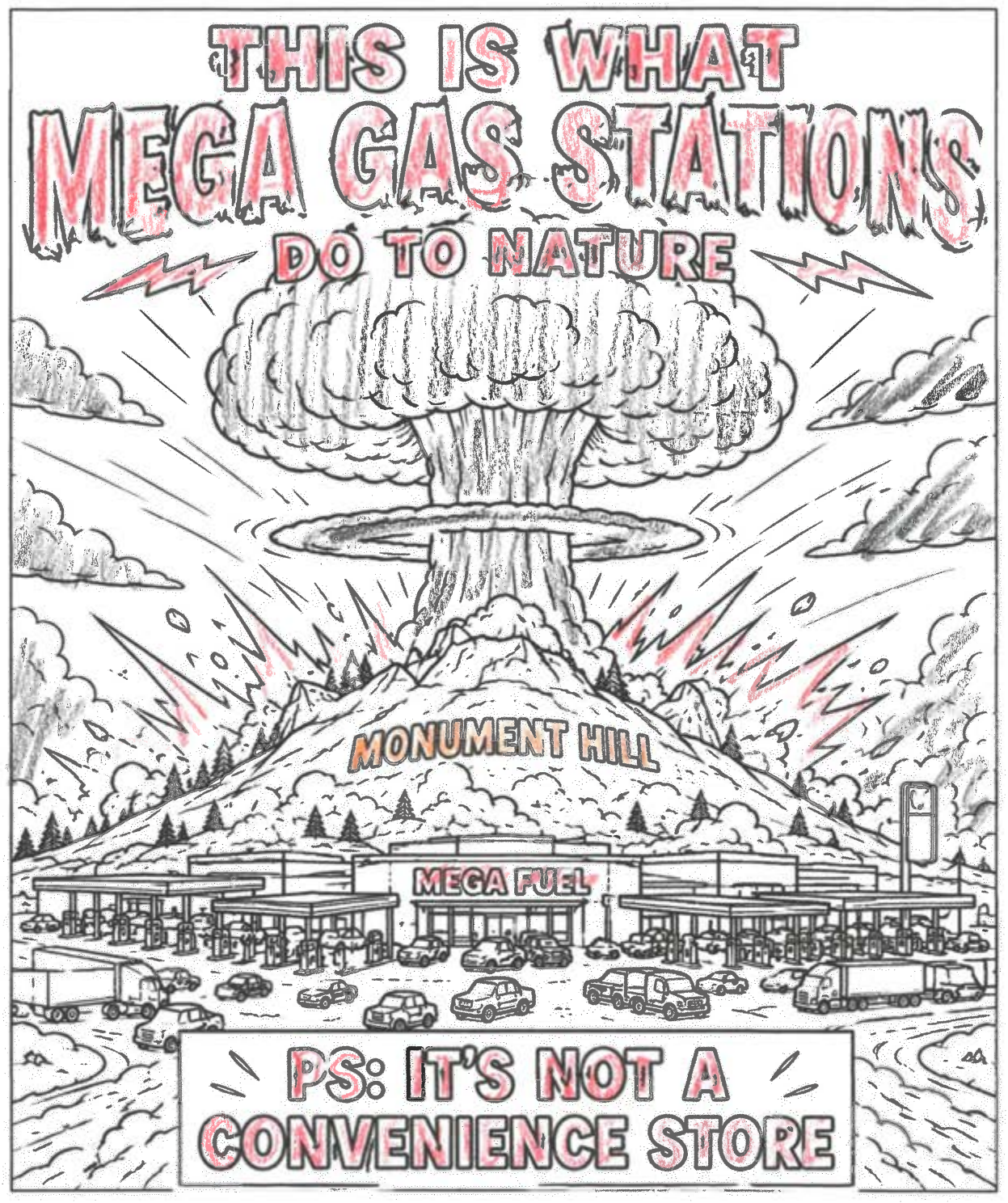
4. Severe Light Pollution: A 24/365 operation with a 120-pump canopy requires high-intensity, industrial-scale lighting, which will entirely erase the dark skies our rural-residential community values. This constant, pervasive glare will create immense light pollution, entirely erasing the dark skies that residents of northern El Paso County currently enjoy, and negatively impacting properties located less than 5 miles away.

5. Environmental Hazards: Approving an operation with 120 fuel pumps adjacent to a residential area introduces profound environmental risks. The sheer volume of underground fuel storage, coupled with constant surface runoff from an expansive parking lot, drastically increases the risk of groundwater contamination and toxic spillage.

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

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

Sincerely,
Liling Hsu



NO bucees

Grey

CONVENIENCE STORE VS. BUC-EE'S

SIZE. SCALE. IMPACT.

TYPICAL CONVENIENCE STORE

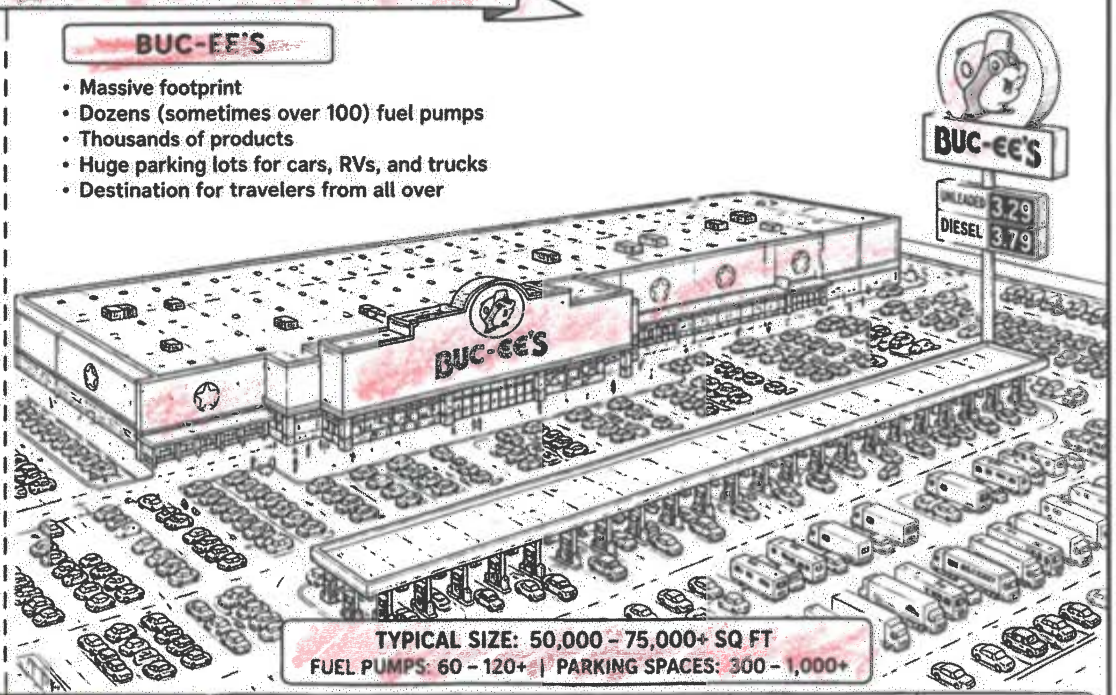
- Small footprint
- Limited fuel pumps
- Basic snacks & drinks
- Minimal parking
- Serves the neighborhood



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

BUC-EE'S

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



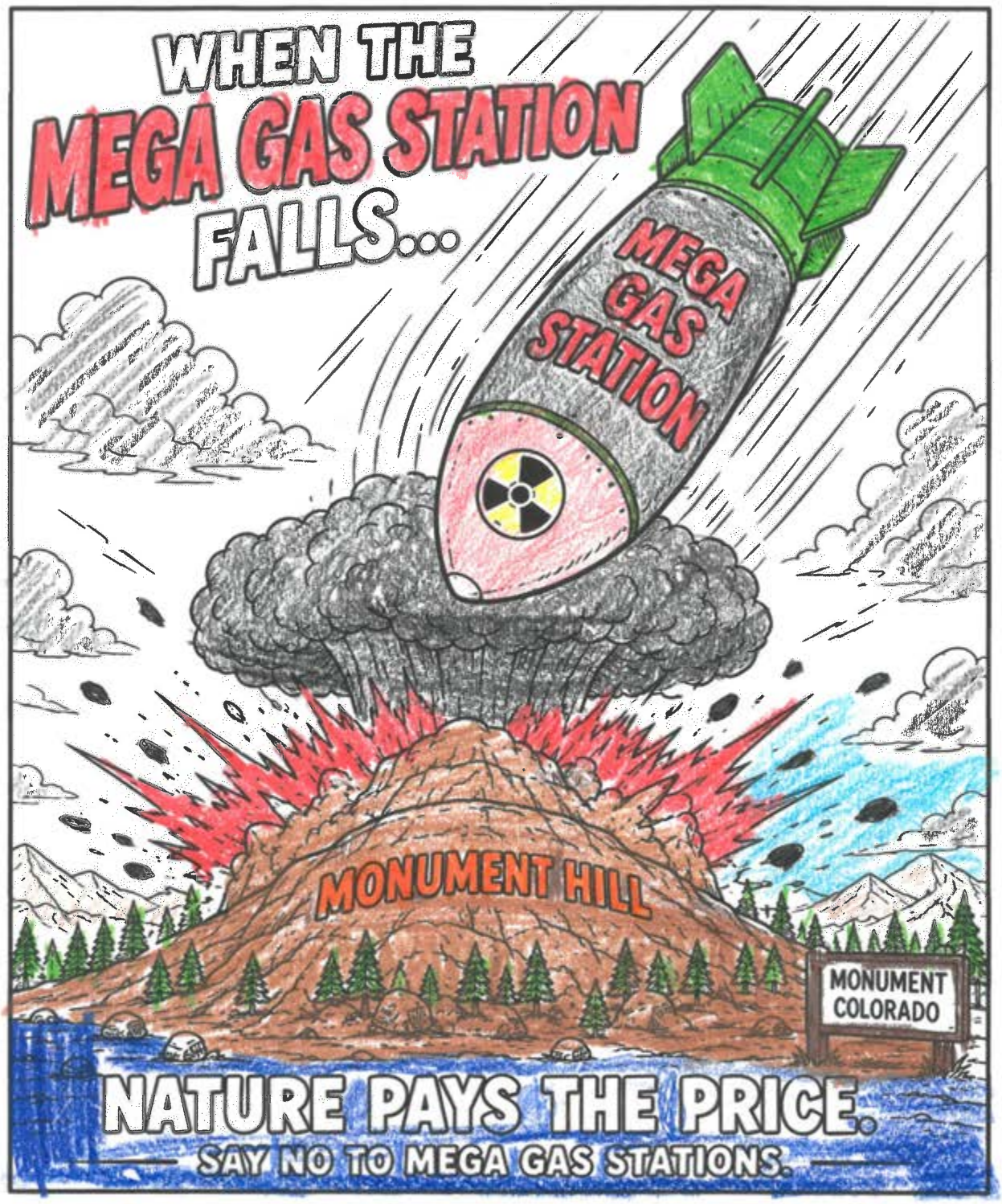
TYPICAL SIZE: 50,000 – 75,000+ SQ FT
FUEL PUMPS: 60 – 120+ | PARKING SPACES: 300 – 1,000+

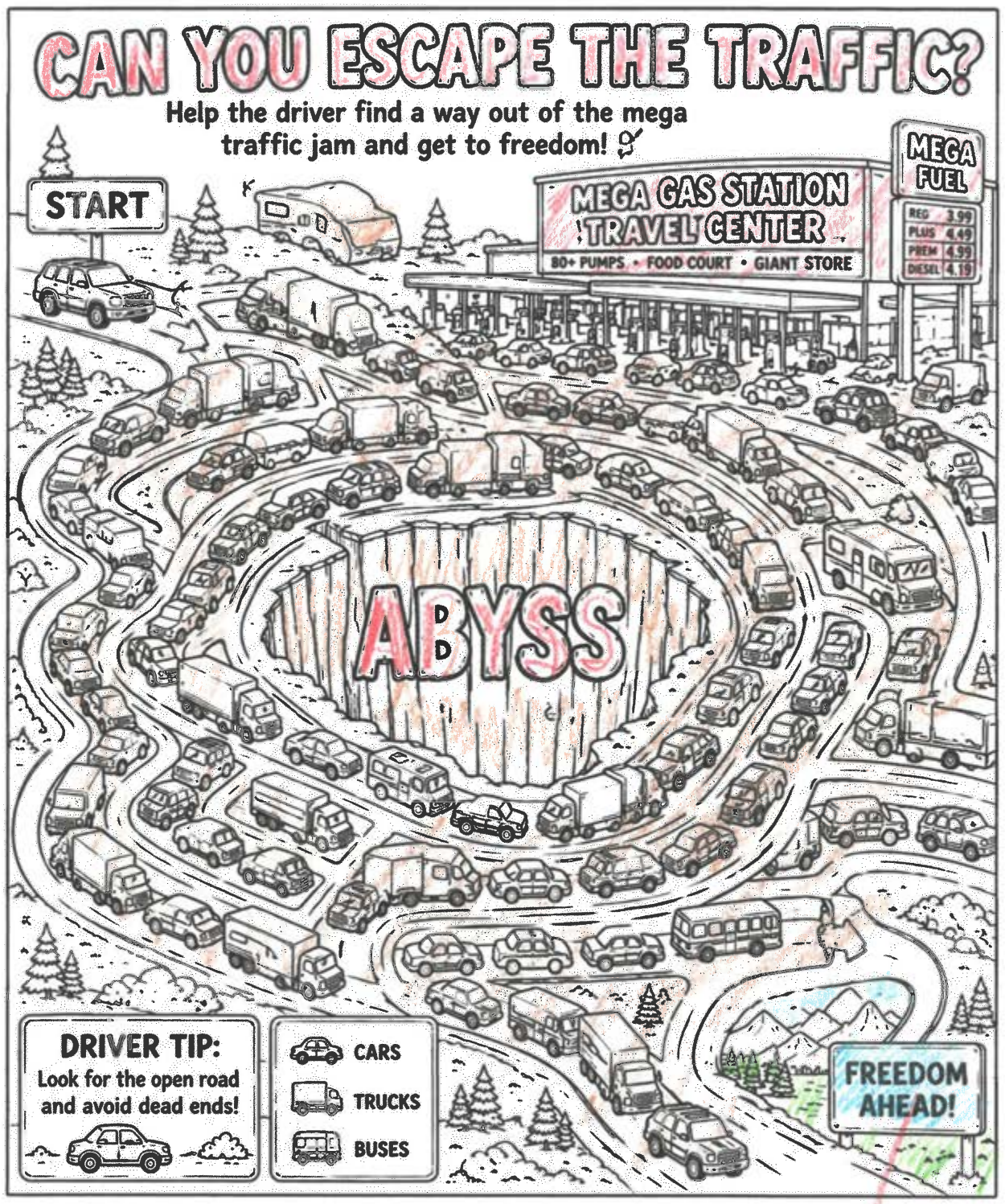
STORE SIZE	FUEL PUMPS	PARKING SPACES	PRODUCTS	ANNUAL VISITORS
3,000 – 5,000 SQ FT	4 – 8 pumps	10 – 20 spaces	1,000 – 3,000 items	Local Community

STORE SIZE	FUEL PUMPS	PARKING SPACES	PRODUCTS	ANNUAL VISITORS
50,000 – 75,000+ SQ FT	60 – 120+ pumps	300 – 1,000+ spaces	10,000+ items	Millions from across the country

☆ BIG DIFFERENCE. BIGGER IMPACT. BIGGER ISN'T ALWAYS BETTER. LET'S PROTECT OUR COMMUNITIES. ☆

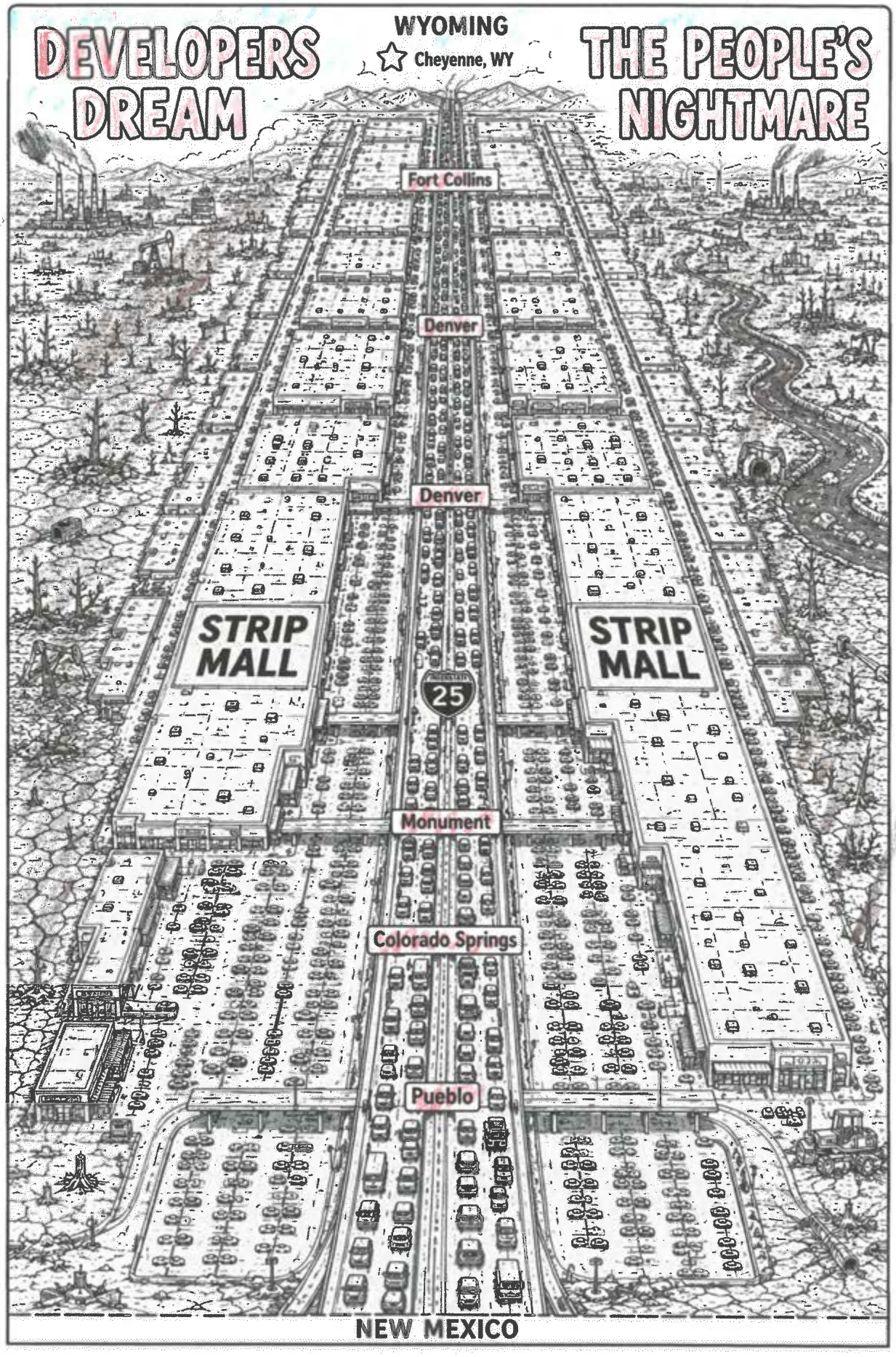
Not the Same


WHEN THE
MEGA GAS STATION
FALLS...
MEGA GAS STATION
MONUMENT HILL
MONUMENT COLORADO
NATURE PAYS THE PRICE.
SAY NO TO MEGA GAS STATIONS.



Your Choice

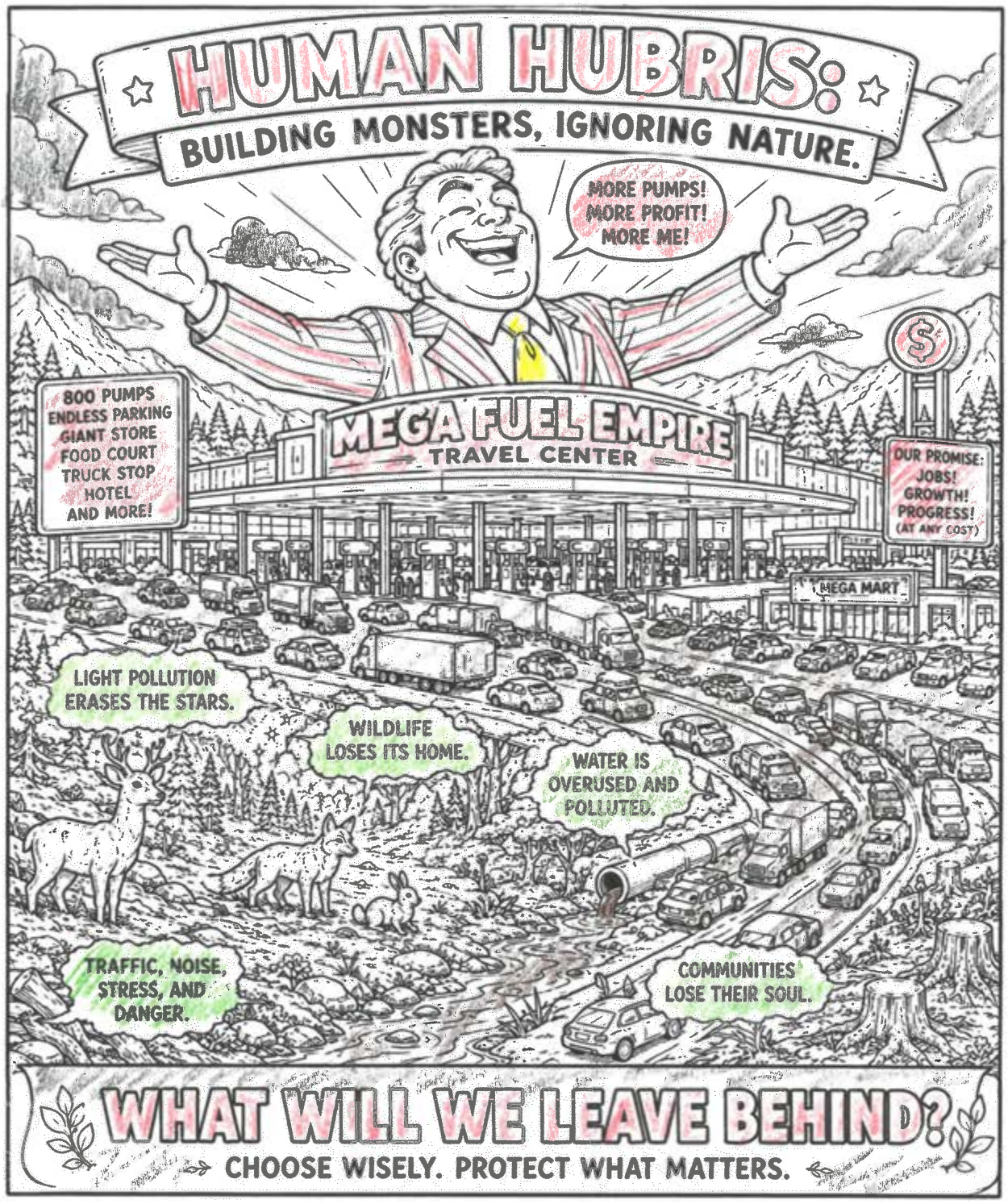
No Buses


DEVELOPERS DREAM
WYOMING
Cheyenne, WY
THE PEOPLE'S NIGHTMARE
Fort Collins
Denver
Denver
STRIP MALL
STRIP MALL
25
Monument
Colorado Springs
Pueblo
NEW MEXICO



Name: _____ Age: _____

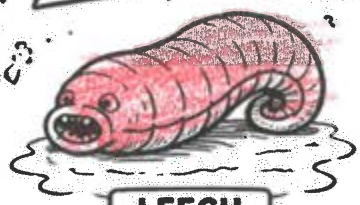
We don't want a mega gas station on Monument Hill!


HUMAN HUBRIS:
BUILDING MONSTERS, IGNORING NATURE.
MORE PUMPS! MORE PROFIT! MORE ME!
800 PUMPS
ENDLESS PARKING
GIANT STORE
FOOD COURT
TRUCK STOP
HOTEL
AND MORE!
MEGA FUEL EMPIRE
TRAVEL CENTER
OUR PROMISE:
JOBS!
GROWTH!
PROGRESS!
(AT ANY COST)
MEGA MART
LIGHT POLLUTION ERASES THE STARS.
WILDLIFE LOSES ITS HOME.
WATER IS OVERUSED AND POLLUTED.
TRAFFIC, NOISE, STRESS, AND DANGER.
COMMUNITIES LOSE THEIR SOUL.
WHAT WILL WE LEAVE BEHIND?
CHOOSE WISELY. PROTECT WHAT MATTERS.

PARASITES

THEY TAKE, THEY DRAIN, THEY DESTROY.

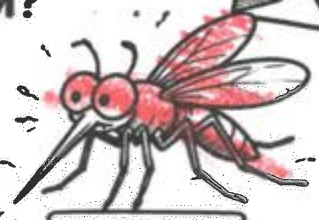
CAN YOU NAME THEM?



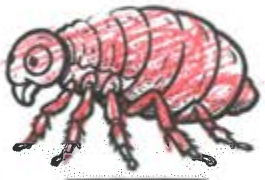
LEECH



TICK



MOSQUITO



FLEA



TAPEWORM



BED BUG

and bucees

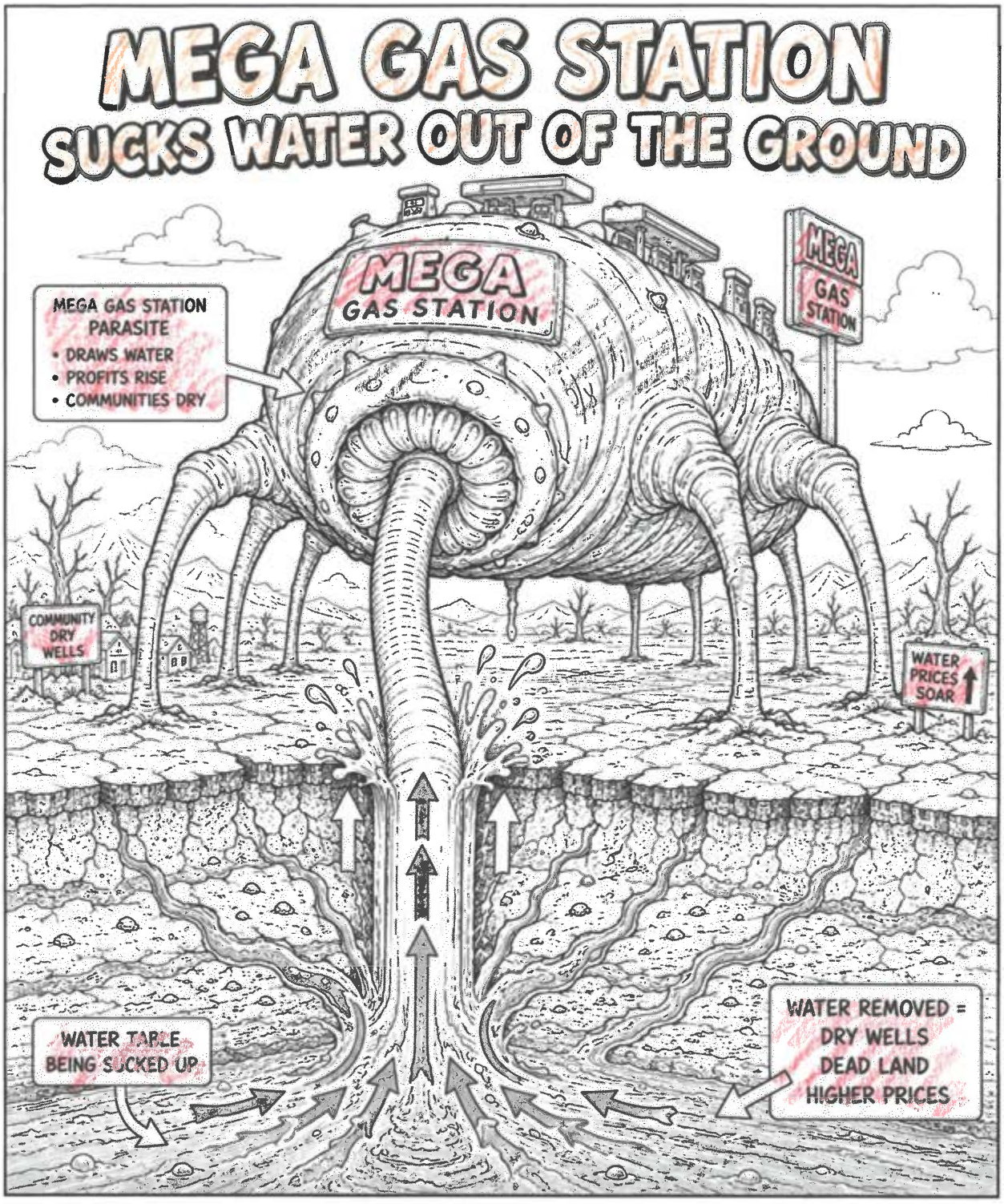
and bucees

and bucees

and bucees

IDENTIFY. EXPOSE. ELIMINATE.

DON'T LET PARASITES WIN!


MEGA GAS STATION
SUCKS WATER OUT OF THE GROUND
MEGA GAS STATION PARASITE
• DRAWS WATER
• PROFITS RISE
• COMMUNITIES DRY
MEGA
GAS STATION
MEGA
GAS
STATION
COMMUNITY
DRY
WELLS
WATER
PRICES
SOAR
WATER TABLE
BEING SUCKED UP
WATER REMOVED =
DRY WELLS
DEAD LAND
HIGHER PRICES

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:31 AM
To: PCD Hearings
Subject: Fw: Buc-ees Appeal

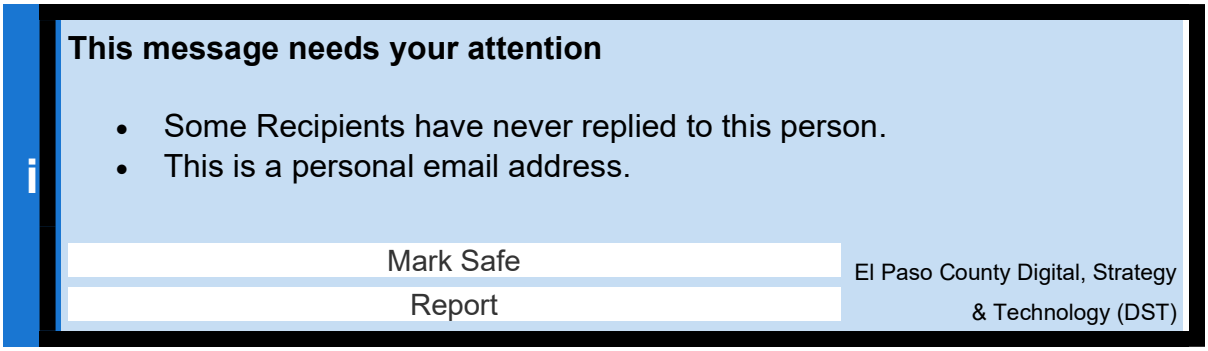
Thank you,

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: Anne Johnson
Sent: Thursday, August 13, 2026 3:39 PM
To: Meggan Herington; Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson; Kenny Hodges
Cc: Kenny Hodges; Kylie Bagley; 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; 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; ASack@kxrm.com; EXTERNAL Fox News; EXTERNAL KKTV News; achalfin@krcc.org; EXTERNAL KRCC News; newstips@denver7.com; newstips@9news.com; tips@kdvr.com; jalvarado@denverpost.com; EXTERNAL Newsroom Denver; 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
Subject: Fw: Buc-ees Appeal

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Good morning,

We are writing to lodge our disapproval of allowing Buc-ees to circumvent the zoning for their proposed location.

The development of a Buc-ees at the Southwest corner of I-25 and County Line road does not meet the requirements put forth in the El Paso County Plan. They are not a "small scale stand alone business serving the local neighborhood ". They are a large scale travel center meant to attract tourists and highway travelers. They are not a convenience store (roughly 5,000 to 20,000 sqft). They are a 74,000 sqft mega store.

We implore you to stick to the plan. Do not allow Buc-ees to rezone.

Sincerely,
Craig and Anne Johnson
1645 Capadaro Court
Monument, CO 80132

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:33 AM
To: PCD Hearings
Subject: Fw: Buc-ees Travel Center
Attachments: image.png

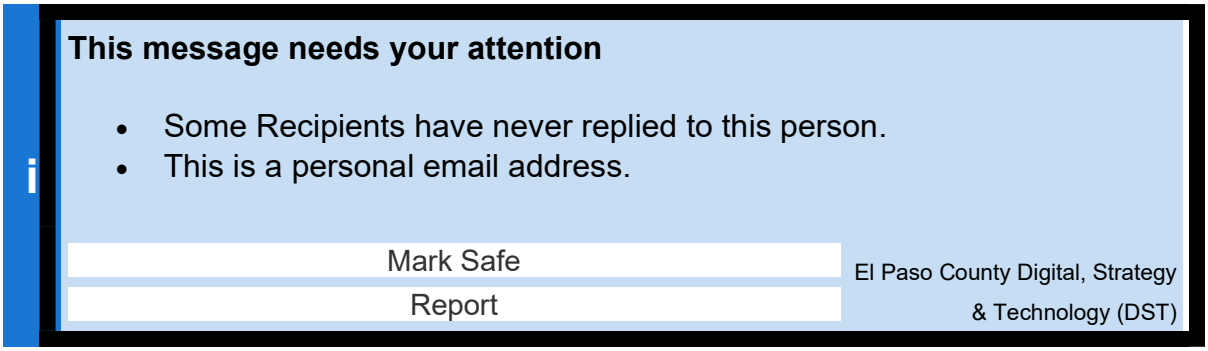
Thank you,

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: Ben Butler
Sent: Thursday, August 13, 2026 3:33 PM
To: Meggan Herington; Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson; Kenny Hodges
Cc: mlakind@tomgov.org; Steve King; Sana Abbott; 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; 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; sam.page@krdo.com; ASack@kxrm.com; EXTERNAL Fox News; EXTERNAL KKTV News; achalfin@krcc.org; EXTERNAL KRCC News; news@7news.com; newstips@denver7.com; spencer.soicher@9news.com; newstips@9news.com; tips@kdvr.com; EXTERNAL News TipsDenver; jalvarado@denverpost.com; EXTERNAL Newsroom Denver; 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
Subject: Fw: Buc-ees Travel Center

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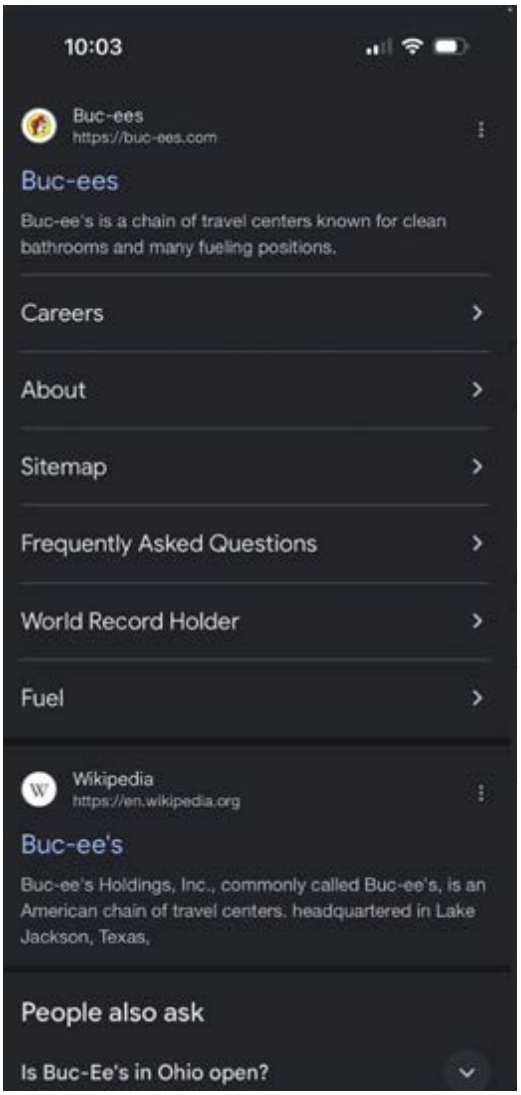
Do not click links or open attachments unless you recognize the sender and know the content is safe.
Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.



Dear Director Herington and Commissioners:

I'm sure you are receiving several emails on the opposition to Buc-ee's. As you consider the objections around a convenience store vs. travel center, I'd like to direct you to the following:

Buc-ee's themselves state they are a travel center. This is a screenshot of a Google search for Buc-ee's:, with both Buc-ee's website and Wikipedia highlighted, both stating "Travel Center ".



Buc-ee's business model is fundamentally incompatible with the character and needs of this community.

Buc-ee's is not a neighborhood convenience store. It is a regional travel destination designed to attract motorists from across Colorado and beyond. A store exceeding 70,000 square feet with well over 100 fuel pumps simply cannot survive on local patronage. Its entire business model depends on generating enormous volumes of highway traffic.

The suggestion that local residents will routinely bike to Buc-ee's is detached from reality. There is no practical or safe bicycle infrastructure serving this interchange, and expecting families or cyclists to navigate an area handling thousands of additional vehicle trips every day is neither realistic nor responsible. Buc-ee's is not designed to serve nearby neighborhoods, it is designed to attract travelers. Even Buc-ee's has compared itself to major regional destinations such as Polaris and the Ford Amphitheater, acknowledging that it functions as a destination rather than a local business.

The traffic analysis also fails to account for future growth. The Monument East development, located directly across from the proposed site, is expected to add several hundred new homes. Those residents will rely on the same interchange and surrounding roads, placing even greater strain on an area that is already expected to experience substantial congestion. Planning decisions should account for the community that is being built, not just the community that exists today.

Traffic is only one concern. This project would permanently increase noise, light pollution, air pollution, stormwater runoff, and water demand. It would introduce a high-intensity commercial use immediately adjacent to residential neighborhoods and directly across from protected conservation land. Once built, these impacts cannot simply be reversed.

Perhaps most importantly, this proposal lacks community support. Drive through Woodmoor along Doewood, Old Antlers, and neighboring streets, and the overwhelming opposition is impossible to miss. As a Woodmoor resident, I have never witnessed this level of public resistance to any proposed development. Residents have chosen Monument, Woodmoor, and Palmer Lake because these communities value open space, scenic beauty, manageable traffic, and a small-town character. Buc-ee's represents the opposite of those values.

This is not an argument against economic development. It is an argument for responsible development that complements the community rather than overwhelms it. There are countless projects that could provide jobs, tax revenue, and services while preserving the qualities that make this area desirable.

Buc-ee's is not one of them.

If approved, this development would permanently transform one of the primary gateways into Monument and Woodmoor into a high-volume interstate travel center. The increased congestion, environmental impacts, and loss of community character would be borne by local residents every day, while the primary beneficiaries would be travelers simply passing through.

Nothing about this proposal meaningfully improves the quality of life for the residents of Monument, Palmer Lake, or Woodmoor. It is simply the wrong project in the wrong location.

Respectfully.

Ben Butler
19937 Chisholm Trl, Monument CO 80132

--
Ben Butler
703.909.5999

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:27 AM
To: PCD Hearings
Subject: Fw: Bucees again. Letter of protest from a County Resident

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: Bill Normile
Sent: Thursday, August 13, 2026 3:48 PM
To: Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson; Paula Linhares; Meggan Herington
Subject: Fw: Bucees again. Letter of protest from a County Resident

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This message needs your attention

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

Distinguished members of EPCO commissioners.

This email will be from my heart and not a prescribed format.
Ms. Linhares I have emailed you many times during this fiasco regarding our county and neighborhood in Northern EPCO.
This time I ask you to see this challenge by the Bucees team as an insult to Ms. Herington's decision that Bucees is not a convenience store. We pay and elect all of you and Ms. Herington to represent us we must trust your decisions. It seems that Bucess, from out of state, feels they are more knowledgeable about that decision than you.
If you, Ms. Herington after careful thought decides this does not fit into the convenience store guideline then what right do they have to challenge this decision.
County COmmissioners, Please respect this decision and do not cave to the demands of this out of state company to bully you.
If there is a location that will handle this operation in the County based on the rules set forth then godspeed to their building.
This location does not legally conform to a bucees location or any other entity that does not fit into the guidelines.
This seems rather simple. Doesn't it?
Thank you
Bill Normile
EPCO Resident

--
One person caring about another represents life's greatest value.

Jim Rohn

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:42 AM
To: PCD Hearings
Subject: Fw: Re: Buc-ee's is NOT a Convenience Store – Please Deny Buc-ee's Appeal of Administrative Determination ADM264
Attachments: image.png

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: Brian Gray
Sent: Thursday, August 13, 2026 3:40 PM
To: Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson
Cc: Meggan Herington; Kenny Hodges; Kylie Bagley; 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; 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; ASack@kxrm.com; EXTERNAL Fox News; EXTERNAL KKTV News; achalfin@krcc.org; EXTERNAL KRCC News; newstips@denver7.com; newstips@9news.com; tips@kdvr.com; jalvarado@denverpost.com; EXTERNAL Newsroom Denver; 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; Deborah Gray
Subject: Fw: Re: Buc-ee's is NOT a Convenience Store – Please Deny Buc-ee's Appeal of Administrative Determination ADM264

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Mark Safe
Report

El Paso County Digital, Strategy & Technology (DST)

Dear Commissioners:

I'm writing this letter as a resident of the Woodmoor neighborhood which lies approximately 1 mile east of the proposed Buc-ee's location at I-25 and County Line Road. I believe that the crux of the problem with Buc-ee's application is the fact that they are trying to classify this project as a convenience store.

The National Association of Convenience Stores (NACS) defines a convenience store as "a retail business that provides the public with a convenient location to **quickly purchase** a wide variety of consumable products and services, generally food and gasoline". (see Issue #1 below) While not fixed requirements, convenience stores have the following general characteristics:

While building size may vary significantly, **typically the size will be less than 5,000 square feet** . (see Issue #2 below)
Off-street parking and/or **convenient pedestrian access** . (see Issue #3 below)
Extended hours of operation, with many open 24 hours, seven days a week.
Offer at least 500 stock keeping units (SKUs).
Product mix includes grocery type items and also includes items from the following groups: beverages, snacks (including confectionery) and tobacco.

Their largest stores are designated as Hyper Convenience Stores. Per the NACS, "These large stores are 4,000 to 5,000 square feet and offer a variety of products and services by department. For example, stores may offer a bakery, a sit-down restaurant area or a pharmacy. Most of these locations sell gasoline. The number of employees per shift can be large, particularly if there is a small restaurant. The number of parking spaces is substantial and the amount of time the average customer spends in the store can be significant. Hours are extended. Families and senior citizens as well as traditional convenience store customers are patrons. **In some locations, stores are mini-truck stops** ."

The proposed Buc-ee's store does not cater to local neighborhoods, is too big to be considered a convenience store, and does not provide convenient pedestrian access. These are the three issues with Buc-ee's trying to classify themselves as a convenience store.

Issue #1: The first issue I see is that this proposed Buc-ee's location will not provide the **surrounding neighborhoods** with a convenient location to **quickly purchase** a wide variety of consumable products and services, generally food and gasoline. Buc-ee's themselves have described their stores as "a destination," comparing it to Disney World (Arizona Daily Star, June 22, 2026). They aren't set up to be convenient for local neighborhoods; they are designed to pull in traffic from hundreds of miles away. I have seen a similar billboard to the one below while traveling north on I-25 between Pueblo and Colorado Springs, encouraging people to keep driving until they get to the Buc-ee's in Johnstown, CO.



88% of their customers travel more than 20 miles to reach the store (City of Springfield official website; Springfield Daily Citizen). They do not cater to nearby residents, nor are they designed for nearby residents.

Issue #2: The second issue I see with defining Buc-ee's as a convenience store is the sheer size of the building, which is designed to be approximately 74,000 square feet, or almost **15 times larger than what the NACS defines as a Hyper Convenience Store** . This size of store is equivalent to King Soopers grocery stores, which typically range from 65,000 to 75,000 square feet. Land-use law has long held that at some point a difference in size becomes a difference in kind.

Issue #3: The third issue for me with defining Buc-ee's as a convenience store is that there won't be convenient pedestrian access for residents of the surrounding neighborhoods. There are almost no sidewalks in the area and there are currently no sidewalks or bike lanes that lead to the proposed location. To get there from the east or west requires travel along County Line Rd, and there are no bike lanes, sidewalks, or shoulders which makes riding your bike or walking along the road extremely dangerous. The only way to get there from the north would be along I-25 where no biking or walking is allowed. Access from the south would have to be on I-25 or Beacon Lite Rd, which is in the process of being redesigned. At best this would be the only street where one could eventually walk or bike to Buc-ee's.

Please use common sense when making your determination. In its own words, Buc-ee's describes its stores as "travel centers" and emphasizes their size, amenities, and 24/7 operation, rather than using the narrow definition of a convenience store. For example, the company's official site and corporate materials refer to them as "travel centers" and highlight features like oversized retail floors, extensive food and merchandise offerings, and branded merchandise. They are only trying to classify themselves now as a convenience store so they can avoid a public hearing, which they are desperate to avoid. I even saw on Facebook that they are offering free Buc-ee's t-shirts to everyone who shows up in support of their cause, and they will still be greatly outnumbered. The citizens of Palmer Lake have already voted down this project, and they deserve to be heard along with the rest of the us that live in the community. Please deny this appeal so our voices can be heard!

Respectfully,

Brian Gray
20585 Silver Horn Ln
Monument, CO 80132
Woodmoor neighborhood
El Paso County

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:38 AM
To: PCD Hearings
Subject: Fw: Procedures for the Buc-ee担 Appeal Hearing

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: Britt Christensen
Sent: Thursday, August 13, 2026 3:15 PM
To: Carrie Geitner; Lauren Nelson; Holly Williams; Cory Applegate; Bill Wysong; CARCTB
Cc: PLNWEB; Kylie Bagley; Meggan Herington; Kenny Hodges; Bret Waters; 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; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mfiorito@tomgov.org; Integrity Matters; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; Elizabeth Harris; rmoseley@palmer-lake.org; jmarble@palmer-lake.org; mbeeson@palmer-lake.org; Jurka Atis; savannah.eller@gazette.com; tony.keith@koaa.com; sam.page@krdo.com; Noah.Caplan@koaa.com; Austin Sack; Karin.Brulliard@washpost.com; Jim Carlton; Jessica Alvarado Gamez; Olivia Prentzel; Andrea Chalfin; talkshow@aol.com; EXTERNAL KKTV News; spencer.soicher@9news.com; news@cpr.org; EXTERNAL Newsroom Denver; EXTERNAL KRCC News; newsroom@coloradosun.com; tips@kdvr.com; tips@thefp.com; tips@cnn.com; newstips@9news.com; EXTERNAL News TipsDenver; newstips@denver7.com; news-tips@nytimes.com; tips@nbcuni.com; news.tips@abc.com; LBergman@newsnationnow.com; wia@woodmoor.org; Opinion@gazette.com; jarvis.caldwell.house@coleg.gov
Subject: Fw: Procedures for the Buc-ee 担 Appeal Hearing

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Commissioners,

With executive session scheduled for Tuesday concerning Buc-ee's, I respectfully urge you to ensure that the appeal hearing is conducted with fairness, balance, and transparency.

To that end, I ask that an organized Tri-Lakes citizens' group be granted the same amount of presentation time as the applicant, that the community be permitted a closing statement following the applicant's rebuttal, that the relevant Palmer Lake proceedings and the County's administrative determination be included in the record, and that any time limits be clearly stated in advance and applied equally to both sides.

I also ask that this hearing be held where it will most directly serve the people affected. Please consider locating it in the Tri-Lakes area, in the evening, at a time and place that makes it accessible to working residents and other community members.

Those who will live with the outcome of this decision should have a real opportunity to be heard, to respond, and to participate meaningfully before the County makes its final determination.

Thank you for your consideration.

Respectfully,

Britt Weir
Monument, CO

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:42 AM
To: PCD Hearings
Subject: Fw: Public concern - impending application by Buc-ees LLC EPCO to construct on Monument Hill

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: Tom and Anne Sharkey
Sent: Thursday, August 13, 2026 3:37 PM
To: Carrie Geitner; Holly Williams; Bill Wysong; Lauren Nelson; Cory Applegate; CARCTB; Meggan Herington; trilakespreservation@gmail.com
Subject: Fw: Public concern - impending application by Buc-ees LLC EPCO to construct on Monument Hill

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Dear Commissioners,

As Buc-ees yet again tries to push through their monstrosity GAS STATION on top of Monument Hill, we would like to again voice our concern and complete opposition. This project would drastically change the way of life for so many of us who have lived in this area for decades. Buc-ees has received an F rating with the BBB and that is a new neighbor we can not embrace because they do not care about our way of life. A convenience store is supposed to serve the locals, yet the locals have been very vocal in saying we DO NOT want Buc-ees here.

Thank you,
Tom and Anne Sharkey

Properties owned in El Paso County:
18950 Base Camp Road
1026 Elkton Drive
1034 Elkton Drive

From: Tom and Anne Sharkey <tasharkey6@msn.com >
Sent: Wednesday, April 29, 2026 2:53 PM
To: CarrieGeitner@elpasoco.com <CarrieGeitner@elpasoco.com >; HollyWilliams@elpasoco.com <HollyWilliams@elpasoco.com >; BillWysong@elpasoco.com <BillWysong@elpasoco.com >; LaurenNelson@elpasoco.com <LaurenNelson@elpasoco.com >; CoryApplegate@elpasoco.com <CoryApplegate@elpasoco.com >; carctb@elpasoco.com <carctb@elpasoco.com >; MegganHerington@elpasoco.com <MegganHerington@elpasoco.com >; trilakespreservation@gmail.com <trilakespreservation@gmail.com >
Subject: Public concern - impending application by Buc-ees LLC EPCO to construct on Monument Hill

Dear Commissioners.

A Buc-ees at this location is wrong for our community! We strongly protested this project with Palmer Lake for multiple reasons, which is why I am writing to again beg that you consider what the members of this community desire.

First, and most obvious is the winter weather along the Palmer Divide. We have lived in this location for 23 years and have witnessed many bad accidents. For now, County Line serves the people who live here. Adding a very busy exit and intersection would be a dangerous disaster. Second, we live on well water and the incredible water demand that Buc-ees requires is not sustainable for any of us. Third, the community in general does not want this monstrosity across the interstate from our homes. For the record, the proposed Buc-ees is within 2 miles of my home. We are rural Douglas County residents, but we are the most southern residents, almost to County Line Road. This project would affect us greatly! We own several commercial properties in El Paso County, one being right down Monument Hill from the proposed building site. We pay plenty of taxes in El Paso County, so I feel we have the right to ask you to consider our request.
Many of us have spent our time, money, and energy fighting to keep a building as massive and invasive as Buc-ees from building at I-25 and County Line. For the record, I am submitting my opposition to this project.

Respectfully,
Anne and Tom Sharkey

Properties owned in El Paso County:
18950 Base Camp Road
1026 Elkton Drive
1034 Elkton Drive

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:43 AM
To: PCD Hearings
Subject: Fw: Re: Growing Dirt Mounds on Buc-ees Property
Attachments: img-1fc8a91f-5141-47d5-9b4d-29b166257fa7.png

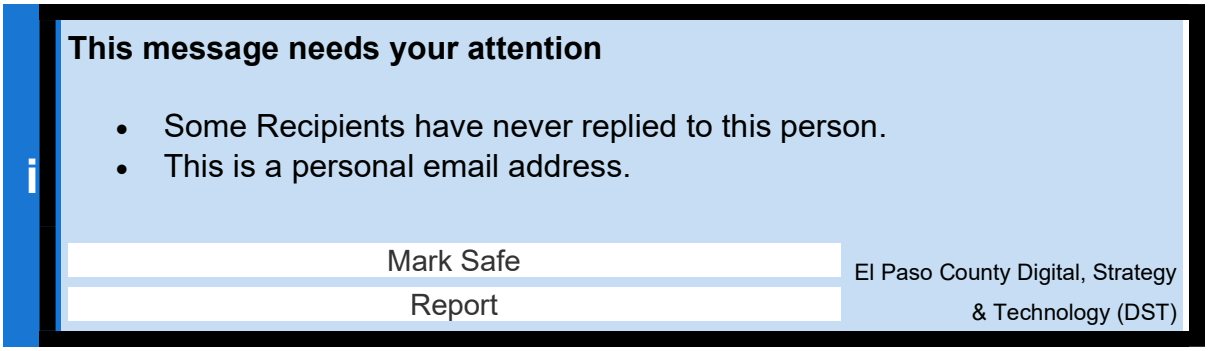
Thank you,

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: Integrity Matters
Sent: Thursday, August 13, 2026 3:13 PM
To: Ron Baumert
Cc: Meggan Herington; Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson; Kenny Hodges; 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; governorpolis@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; sam.page@krdo.com; ASack@kxrm.com; EXTERNAL Fox News; EXTERNAL KKTV News; achalfin@krcc.org; EXTERNAL KRCC News; newstips@denver7.com; newstips@9news.com; tips@kdvr.com; jalvarado@denverpost.com; EXTERNAL Newsroom Denver; 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; Secretary TPI; Monument Independent
Subject: Fw: Re: Growing Dirt Mounds on Buc-ees Property

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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 M 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
rbaumert@gmail.com
+1 (408) 313-8562

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:32 AM
To: PCD Hearings
Subject: Fw: Buc-ee's own Project Coordinator says Buc-ee's is a "Travel Center" not a "Convenience Store"

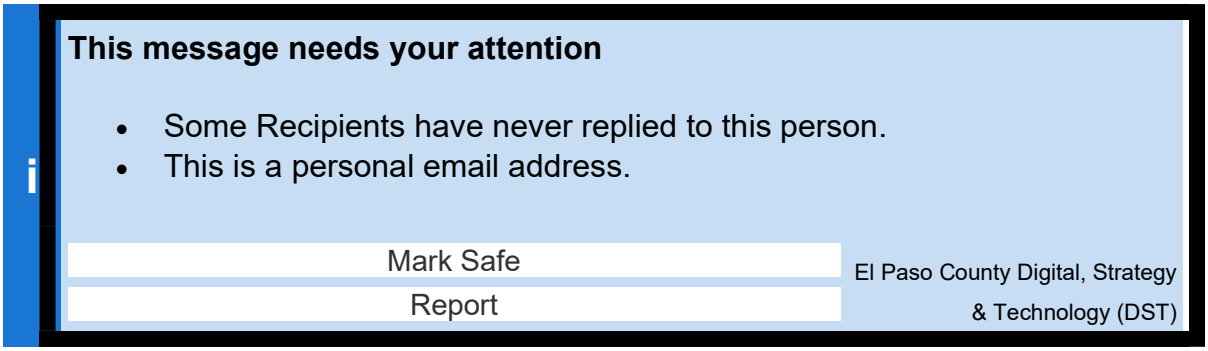
Thank you,

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: Daren Fike
Sent: Thursday, August 13, 2026 3:44 PM
To: Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson
Cc: Meggan Herington; Kenny Hodges; Kylie Bagley; mlakind@tomgov.org; sking@tomgov.org; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mfiorito@tomgov.org; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; jarvis.caldwell.house@coleg.gov; matthew.smith1@mail.house.gov; Integrity Matters; contact@trilakespreservation.org; savannah.eller@gazette.com; Tony; Noah.Caplan@koaa.com; EXTERNAL KOAA News; sam.page@krdo.com; ASack@kxrm.com; EXTERNAL Fox News; EXTERNAL KKTV News; achalfin@krcc.org; EXTERNAL KRCC News; news@7news.com; newstips@denver7.com; spencer.soicher@9news.com; newstips@9news.com; tips@kdvr.com; EXTERNAL News TipsDenver; jalvarado@denverpost.com; EXTERNAL Newsroom Denver; 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; eharris@palmer-lake.org; rmoseley@palmer-lake.org; jmarble@palmer-lake.org; Michael Beeson; ajurka@palmer-lake.org
Subject: Fw: Buc-ee's own Project Coordinator says Buc-ee's is a "Travel Center" not a "Convenience Store"

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At a community meeting where an identical new 74,000 sq foot, 120 pump Buc-ee's was approved in Manfield OH, Angela Janik, Buc-ee's own Project Coordinator , stated, "We are not a truck stop. We like to be known as a family-friendly oriented **travel center** ," Janik said when introducing the plan. Janik went on to say "most of Buc-ee's customers are travelers from up to 100 miles away ".

This is from Buc-ee's own management not from the public or the media.

Buc-ee's is a "Travel Center " NOT a "Convenience Store "

Please read about it yourself:

Mansfield City Council Approves Bucees
(*10tv.com, WBNS , June 3, 2026*)

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,

Daren M. Fike
1222 Greenland Forest Drive
Monument CO 80132

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:18 AM
To: PCD Hearings
Subject: Fw: The National Association of Convenience Stores (NACS) says Buc-ee's is TOO LARGE to be a "Convenience Store"

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: Daren Fike
Sent: Thursday, August 13, 2026 3:42 PM
To: Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson
Cc: Meggan Herington; Kenny Hodges; Kylie Bagley; mlakind@tomgov.org; sking@tomgov.org; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mfiorito@tomgov.org; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; jarvis.caldwell.house@coleg.gov; matthew.smith1@mail.house.gov; Integrity Matters; contact@trilakespreservation.org; savannah.eller@gazette.com; Tony; Noah.Caplan@koaa.com; EXTERNAL KOAA News; sam.page@krdo.com; ASack@kxrm.com; EXTERNAL Fox News; EXTERNAL KKTV News; achalfin@krcc.org; EXTERNAL KRCC News; news@7news.com; newstips@denver7.com; spencer.soicher@9news.com; newstips@9news.com; tips@kdvr.com; EXTERNAL News TipsDenver; jalvarado@denverpost.com; EXTERNAL Newsroom Denver; 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; eharris@palmer-lake.org; rmoseley@palmer-lake.org; jmarble@palmer-lake.org; Michael Beeson; ajurka@palmer-lake.org; TPI Secretary; Angela
Subject: Fw: The National Association of Convenience Stores (NACS) says Buc-ee's is TOO LARGE to be a "Convenience Store"

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El Paso Board of County Commissioners,

As you consider the Appeal by Buc-ee's to be classified as a "Convenience Store ", I believe you should be interested in what the "National Association of Convenience Stores " NASC says when defining "What is a Convenience Store? "

- While building size may vary significantly, typically the size will be **less than 5,000 square feet** .
- The NACS research report, "Convenience Store Industry Marketing Strategies and Store Formats, " identifies six possible convenience store formats:
  - Kiosk [less than 800 sq feet]
  - Mini Convenience Store [800 to 1,200 sq feet]
  - Limited Selection Convenience Store [1,500 to 2,200 sq feet]
  - Traditional Convenience Store [about 2,500 sq feet]
  - Expanded Convenience Store [2,800 to 3,600 sq ft]
  - **Hyper Convenience Store [4,000 to 5,000 sq ft]**

- As you can see, the proposed 74,000 sq foot **Buc-ee's is 14.8 TIMES LARGER** than the largest possible convenience store format!!!!!
- NACS also says "Decades ago, convenience stores looked about the same—2,400 square feet of packaged consumer items. " That means that back when the now obsolete "C-1 " zoning was ORIGINALLY ASSIGNED to the property , the meaning of "Convenience store " was meant for a building approximately 2,400 sq feet in size , not a ridiculous 74,000 sq feet!!!!!
- Allowing a Buc-ee's Travel Center to be classified as a "Convenience Store " would be a complete slap in the face of every property owner who bought their homes in

the vicinity of this land. We all knew that this property was zoned commercial, but it is absolutely unacceptable to allow the **abuse** of the term "Convenience Store " in this way.

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,

Daren M. Fike
1222 Greenland Forest Drive
Monument CO 80132

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:45 AM
To: PCD Hearings
Subject: Fw: Re: PUBLIC RECORD SUBMITTAL: Public Participation Is Not a Crowd-Management Problem

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: Deborah Hall
Sent: Thursday, August 13, 2026 3:10 PM
To: Laurel Schow
Cc: Carrie Geitner; Lauren Nelson; Holly Williams; Cory Applegate; Bill Wysong; CARCTB; PLNWEB; Kylie Bagley; Meggan Herington; Kenny Hodges; Bret Waters; 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; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mfiorito@tomgov.org; Integrity Matters; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; Elizabeth Harris; rmoseley@palmer-lake.org; jmarble@palmer-lake.org; mbeeson@palmer-lake.org; Atis Jurka; wia@woodmoor.org; jarvis.caldwell.house@coleg.gov; Tri-Lakes Preservation, Inc.; Monument Independent; savannah.eller@gazette.com; Opinion@gazette.com; Tony.Keith@koaa.com; Noah.Caplan@koaa.com; EXTERNAL KOAA News; sam.page@krdo.com; Austin Sack; EXTERNAL Fox News; EXTERNAL KKTV News; Andrea Chalfin; EXTERNAL KRCC News; news@cpr.org; bmarkus@cprmail.org; spencer.soicher@9news.com; newstips@9news.com; EXTERNAL News TipsDenver; newstips@denver7.com; tips@kdvr.com; Jessica Alvarado Gamez; EXTERNAL Newsroom Denver; Olivia Prentzel; newsroom@coloradosun.com; Karin.Brulliard@washpost.com; Jim; news-tips@nytimes.com; tips@cnn.com; tips@nbcuni.com; news.tips@abc.com; LBergman@newsnationnow.com; tips@thefp.com; BMaass@cbs.com; talkshow@aol.com
Subject: Fw: Re: PUBLIC RECORD SUBMITTAL: Public Participation Is Not a Crowd-Management Problem

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Thank you for the information.

On Tue, Aug 4, 2026, 4:31 M Laurel Schow <ljfschow@gmail.com> wrote:

> Dear Clerk of the Board and Members of the Board of County Commissioners,
>
> At the August 4, 2026 regular meeting of the El Paso County Board of County Commissioners, I gave public comment under Items Not Scheduled on the Agenda regarding public participation and the county's land use hearing process. My comment was titled "Public Participation Is Not a Crowd-Management Problem."
>
> Please accept the attached five-page PDF for inclusion in the public record. The packet includes:
>
> * Cover sheet
> * Written text of my public comment
> * Marti Zehr-Breedlove's Gazette letter, "The Question Is: Why?," published July 30, 2026
> * Comparative transcript excerpts documenting the public-comment procedures at the June 18 Planning Commission hearing and the July 23 BOCC hearing
> * Monument Ridge East transcript excerpts documenting the missing conceptual information and deferred administrative review
>
> Thank you.
>
> Sincerely,
>
> Laurel Schow
> Woodmoor, Colorado

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:27 AM
To: PCD Hearings
Subject: Fw: As the Colorado River Basin endures a historic drought, officials offer incentives to conserve water | Fox Weather
Attachments: Carrie-Geitner.png; 31a2dc18-5fd8-4921-8629-86c881eb63bc.jpg; Holly-Williams.png; Bill-Wysong-WEB-001-1024x1024.jpg; Cory-Applegate-WEB-097-1024x1024.jpg

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: Diane Starkey
Sent: Thursday, August 13, 2026 3:10 PM
To: Carrie Geitner; Lauren Nelson; Holly Williams; Bill Wysong; Cory Applegate
Subject: Fw: As the Colorado River Basin endures a historic drought, officials offer incentives to conserve water | Fox Weather

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Mark Safe
Report

El Paso County Digital, Strategy & Technology (DST)

Dear Elpaso County Commissioners,

NEW INCENTIVE MEANS NO MORE BUCEES IN COLORADO! This is no joke, please pay attention to the reality of limited water in Colorado and West.

If you have been encouraging Bucees then shame on you. Please stop!

I don 抉 care what pile of dirt they 抮 e putting on the land in unincorporated Elpaso county on I-25 & County Line. They are trying to force you to say yes and it 担 still NO FOREVER.

We are in a perpetual drought. Please pay attention to the science that progressives are always touting.

Thank you for listening to reason. This is historic, say NO for the sake of your children 担 children.

Diane Starkey
Palmer Lake, CO

Government officials are taking a new approach in recent efforts to help preserve the Colorado River. Since 2000, the Colorado River has experienced severe and historic drought, impacting the regional water supply and other essential resources. | Fox Weather

https://www.foxweather.com/earth-space/colorado-river-endures-historic-drought-government-officials-offer-compensation-using-less-water

Beautiful photos! Please listen to the people of TriLakes and Colorado.











Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:30 AM
To: PCD Hearings
Subject: Fw: Buc-ees application

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: Ellen Hostetler
Sent: Thursday, August 13, 2026 3:16 PM
To: Meggan Herington; Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson; Kenny Hodges; Kylie Bagley
Subject: Fw: Buc-ees application

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This message needs your attention

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Please stand up for what's right! Say NO to building on top of Monument Hill/Palmer Divide, to this horrible out-of-state company, and its consultants, that has shown time and time again its total disregard for our area and the land that we want to protect. Buc-ees and its representatives have shown and said out loud that it cares for NO ONE except itself, and its bank account.

Stan Beard, the Buc-ees representative, even said out loud to everyone at the first meeting in Palmer Lake that Buc-ees is a "destination travel center" for the thousands of "interstate travelers" passing through going to somewhere else. Do you want to give any type of money that our own local businesses would get, to an out-of-state company that only wants to destroy our Northern EL Paso County area?

If you do want Buc-ees revenue for El Paso County, then help them go further south to other unincorporated EPC land or to Fountain where they have begged them to come, and are using a different aquifer for their water. The Pikes Peak International Raceway is a safer and a great location that could really use the refurbishment and would be more beneficial to El Paso County.

Monument Hill/Palmer Divide will stay safe and beautiful, and the water needed for residents and towns like Palmer Lake, Larkspur, Northern EPC stays safe for generations as well. The Greenland Ranch Open Space and the Wildlife Overpass will be safe too.

If you do decide to approve Buc-ees on Monument Hill/Palmer Divide, then please explain to everyone why you let one single, very destructive, gaudy, 74K+ sq ft gas station, FOREVER destroy Monument Hill/Palmer Divide, and the beautiful northern entrance to El Paso County, just for its tax revenue when you could still get it in another location, further south. This is a company that has repeatedly shown that it is manipulative and Does Not Care what the local community thinks.

You should listen to how the people of Northern El Paso County, Southern Douglas County, and the Tri-Lakes communities really feel. You should listen to all the meetings and read all the social media posts where Buc-ees is discussed, because those same people, and many, many more, will be attending your own meetings to let you know exactly how we feel and what undeniable evidence will be brought to support why this is a bad place for Buc-ees to be built.

The idea that this travel destination could seriously be considered as a convenience store is preposterous. You have no doubt heard and read all the reasons why approving this is a bad idea for County Line Road - traffic, light pollution, wildlife danger, water, weather etc. etc. but you seem to not be listening.

You should listen to how the people of Northern El Paso County, Southern Douglas County, and the Tri-Lakes communities really feel. You should listen to all the meetings and read all the social media posts where Buc-ees is discussed, because those same people, and many, many more, will be attending your own meetings to let you know exactly how we feel and what undeniable evidence will be brought to support why this is a bad place for Buc-ees to be built.
A decision of this consequence, affecting the whole region, requires public notice and a hearing - and the County itself stated in February 2026 that "a public hearing is required to determine the use classification " for a project like this. A no-notice administrative determination, issued with no opportunity for the public to be heard, is wrong.

Please vote your consciences and follow the will of your constituents, not the out-of-state corporate greed.

Sincerely,

Ellen K. Hostetler
Resident, Northern El Paso County

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:44 AM
To: PCD Hearings
Subject: Fw: Use your COMMON SENSE about Buc'ees (Amended)

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: Frederick Darling
Sent: Thursday, August 13, 2026 3:41 PM
To: Meggan Herington; Holly Williams; Holly Williams; Carrie Geitner; Carrie Geitner; Bill Wysong; Bill Wysong; Cory Applegate; Cory Applegate; Lauren Nelson; Lauren Nelson; Kenny Hodges; Kenny Hodges
Cc: 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; 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; tony.keith@koaa.com; Noah.Caplan@koaa.com; noah.caplan@koaa.com; EXTERNAL KOAA News; sam.page@krdo.com; ASack@kxrm.com; asack@kxrm.com; EXTERNAL Fox News; EXTERNAL KKTV News; achalfin@krcc.org; EXTERNAL KRCC News; newstips@denver7.com; spencer.soicher@9news.com; newstips@9news.com; tips@kdvr.com; jalvarado@denverpost.com; EXTERNAL Newsroom Denver; oliviaprentzel@coloradosun.com; newsroom@coloradosun.com; Karin.Brulliard@washpost.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; lbergman@newsnationnow.com; tips@thefp.com
Subject: Fw: Use your COMMON SENSE about Buc'ees (Amended)

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Mark Safe
Report

El Paso County Digital, Strategy & Technology (DST)

July 9, 2026

Dear Director Herington and Commissioners:

(edited, with additions. Additional Text in RED)

I live on Beacon Lite Road directly across the street from the land proposed for a future Buc'ees TRAVEL CENTER at the intersection of I-25 and County Line Road in northern El Paso County. The legal points and minutiae surrounding this issue have been thoroughly debated, so I would ask you, again, to use your good old simple *common sense* .

1. A 74,000 square foot destination travel center is NOT a "Convenience Store." It is larger than many grocery supermarkets in the area. It is nearly 10X the size of what a reasonable person would consider a typical "Convenience store." One does not see the regular use of full-sized grocery carts in a "convenience store." (But that is exactly what is seen in countless Buc'ees in-store videos found online). The C-1 zoning designation is designed for local business's serving the local community. **A Buc'ees will not serve the surrounding neighborhood** . Buc'ees' own statements refer to their business as a "Destination" and a "Travel Oasis." These statements do not fit the definition of a local convenience store under C-1 zoning serving the local populace . Their target customers are non-locals exiting the interstate. Although it would be directly across the street from my house, it's not a place I can go to (conveniently) for a gallon of milk – I will still have to drive into the town of Monument to get most "convenience" items.

2. No other Buc'ees is built DIRECTLY across the street from residential housing (that I am aware of). Given that the immediately adjacent properties are 5-acre lots zoned residential, there is no buffered transition zone from commercial to residential, a standard practice in all sound land development planning for a development of this magnitude . If this project is approved, my property will be less than 200 feet from a Mega Travel Center with 100+ gas pumps attracting 10,000+ cars and 20,000+ people per day (toxic pollution, light pollution, noise pollution, trash blowing onto my property as well as the Greenland Open Space, and increased crime). This is a trampling of my property rights and will have a devastating effect on my property value.

3. The applicant has used misleading, deceptive, and manipulative tactics from the beginning. They rely solely on questionable loopholes while parsing words and definitions in an attempt to circumvent and avoid - at all costs – any open and transparent application process. Tactics such as zoning word-play to exempt themselves from the "300 year" water requirements everyone else must adhere to. Obtaining a quit-claim deed to acquire additional land in order to obtain well permits (in record time, I might add), which they themselves acknowledge will not supply enough water for their planned project. It leads one to ask, "What's next?"

The applicant's tactics and behavior raise a number of red flags. They rightly ought to make the hairs stand up on the back of your neck. **This decision will have an enormous impact on our entire region, likely influencing county policy and decision making for decades.** High stakes decisions such as this demand an open, public and completely transparent process, not a simple administrative ruling. Now is not the time for shortcuts . The stakes are too high.

The adage, "If it walks like a duck, and quacks like a duck…" applies here. The applicant is a raging elephant masquerading as a tiny and cute cartoon character . The top of Monument Hill is a naturally beautiful location that marks "Welcome to El Paso County" for travelers from the north - the gateway to our cherished Pikes Peak region . What do **YOU** want it to say? You know the answers – your common sense has been telling you from the beginning.

Respectfully,

Frederick Darling
20190 Beacon Lite Rd
Monument, CO 80132

freddarl82@yahoo.com
719-377-1824

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:32 AM
To: PCD Hearings
Subject: Fw: Buc-ess zoning

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: Jon Handy
Sent: Thursday, August 13, 2026 3:10 PM
To: LauraNelson@elpasoco.com; Cory Applegate; Bill Wysong; Carrie Geitner; Holly Williams
Subject: Fw: Buc-ess zoning

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Dear Members of the Board,

I humbly request the board to consider the Buc-ees property was zoned incorrectly from the start, and to reconsider and to be proactive in correcting the problem.

The parcel is located with frontage and access from Interstate 25. Therefore, it should have been zoned CS, rather than its current CC zoning. (See zonings descriptions below).

All property with a similar location is improved with business serving the general public, rather than only the neighborhood. That 担 not only true for the El Paso County, but for every county, parish, and borough in the United States.

If the board of commissioners won 抉 work to correct these problems, who will?

In the name of free enterprise (unique to the US and the greatest nation on earth), please let the owner build what the free market says should be there.

Respectfully,

Jon Handy

2627 W. Kiowa St.

Colorado Springs, CO 80904

719-246-4407

CS, Commercial Services District. The CS zoning district is intended to accommodate retail, wholesale or service commercial uses that serve the general public.

CC, Commercial Community District. The CC zoning district is intended to accommodate retail sales and service establishments that generally require freestanding or small center type buildings and that primarily serve adjoining neighborhoods.

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:36 AM
To: PCD Hearings
Subject: Fw: Objection to hearing procedures and request for governing authority — Buc-ee's appeal, BoCC hearing Aug. 27, 2026

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: Integrity Matters
Sent: Thursday, August 13, 2026 3:02 PM
To: Kenny Hodges
Cc: PLNWEB; Cory Applegate; Carrie Geitner; Lauren Nelson; Holly Williams; Bill Wysong; Secretary TPI; Mary Scott; TPI Treasurer; Sean Saw; Matthew Beverly; Monument Independent; CARCTB; Dana Duggan; Kat Gayle
Subject: Fw: Objection to hearing procedures and request for governing authority — Buc-ee's appeal, BoCC hearing Aug. 27, 2026

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Mark Safe
Report

El Paso County Digital, Strategy & Technology (DST)

Mr. Hodges,

I represent Integrity Matters, a Colorado 501(c)(4) corporation, and write on its behalf and on behalf of its members, including members who own property in the vicinity of the subject parcel at I-25 and County Line Road and who have registered or will register to provide evidence on August 27. Please add this to the record.

This email objects to several of the hearing procedures published at https://clerkandrecorder.elpasoco.com/clerk-to-the-board/public-hearing-participation/ (the "Procedures Page "), requests identification of the adopted authority for them, and requests certain records. I have preserved copies of the Page as captured on August 10, 2026.

1. THE HEARING IS QUASI-JUDICIAL AND DUE PROCESS ATTACHES

The Procedures Page states that the hearing is quasi-judicial, that the Board "must base its findings on specific, factual evidence, " and that the applicant "has the burden of proof. " It repeatedly describes public participation as the provision of evidence. We agree.

Quasi-judicial decision-making requires notice and an opportunity to be heard as a matter of fundamental fairness to those whose protected interests are likely to be affected. *Cherry Hills Resort Dev. Co. v. City of Cherry Hills Village, 757 P.2d 622, 625 (Colo. 1988); Whitelaw v. Denver City Council, 2017 COA 47, ¶ 10.*

The absence of a prescribed procedural rule does not lower that floor: "In the absence of legislatively prescribed notice and hearing requirements, it is incumbent upon the governmental body to provide adequate notice and an opportunity to be heard to those persons whose protected interests are likely to be affected. "*Cherry Hills, 757 P.2d at 629.*

That obligation includes the receipt of evidence — parties "must be given an opportunity to introduce evidence in their own behalf and [must be] afforded an opportunity, through evidence and argument, to affect the result. "*W. Alfalfa Corp. v. Air Pollution Variance Bd., 534 P.2d 796, 799 (Colo. App. 1975)* . An opportunity that exists in form but not substance is "merely a hollow gesture. " Id. at 800.

2. OBJECTIONS

(a) Order of proceeding — the party bearing the burden has the last word, and no one may answer it.

The published order is Staff, Applicant, Public Input, Applicant Rebuttal, Decision. Each speaker may speak only once, and time may not be yielded. The appellant therefore presents without any published time limit, hears all opposing evidence, and then rebuts, while no participant in opposition may respond. Anything first advanced in rebuttal enters the record untested. "[P]arties to an administrative hearing should have the opportunity to be confronted with all facts that influence the disposition of a case. "*Whitelaw, ¶ 11* . The announced structure guarantees the opposite as to any fact first raised in rebuttal.

(b) Electronic presentation is barred <u>only for the public.</u>

The Page states electronic presentations are not permitted "during public testimony. " The qualifier is significant. On information and belief, staff and the appellant will both use electronic display. A restriction on the medium of evidence, applied to opponents but not to the proponent or to staff, is not a time, place, or manner rule; it is differential treatment that tracks a participant's position on the merits. The County has adopted no rules of evidence for this proceeding — the Page provides that documents tendered at the hearing are automatically accepted as exhibits — so no principle is identified that would admit a demonstrative from the appellant and exclude the identical demonstrative from an opponent.

(c) Cumulative effect.

A participant may be limited to one minute; may speak once; may not receive time from another; may not use electronic display; and must spend that same minute distributing the six printed copies the County requires, because "[y]our speaking time includes any time you spend at the podium. " Opponents are called last, after all testimony in support.

(d) The procedures were published seventeen days before the hearing, and no adopted authority is identified for them.

The County has confirmed, in correspondence with *The Monument Independent* dated August 12, 2026, that "[t]he Buc-ee's land use hearing participation webpage went live at approximately 2:59 p.m. on Aug. 10. " The appeal has been pending for months. The one-minute speaker limitation, the prohibition on yielding time, the prohibition on electronic display during public testimony, and the order of proceeding placing applicant rebuttal after public input were therefore first published to the public seventeen days before the hearing.

That timing does not stand alone. Speakers before this Board were traditionally allotted three minutes and were permitted to cede time to a designated speaker. On July 23, 2026, immediately before a quasi-judicial hearing, the allotment was reduced to ninety seconds and ceding was disallowed. The Procedures Page now provides for one minute. I ask the County to identify the date on which each of these terms was adopted and by whom.

The Page states that "[t]he Chair has discretion to limit speaker time " but cites no

resolution, code section, or adopted rule. Chapter 2 of the Land Development Code addresses the authority of the approval authorities; the corresponding provision of the predecessor Land Use Code stated that the manner in which the Board conducts its activities is established by BoCC Resolution No. 05-106, as amended. I have been unable to locate that resolution, any amendment to it, or the Board's current Rules, Procedures and Ethics Standards in any publicly accessible location, though the Board's website states those Rules are updated annually.

The Procedures Page is an unadopted staff webpage. A webpage cannot supersede an adopted rule. If the Board's adopted rules fix a speaker time, prescribe an order of proceeding, or vest the setting of time limits in the Board rather than the Chair, the announced procedures depart from the County's own governing authority. If no adopted rule addresses these matters, Cherry Hills places the obligation of fundamental fairness on the Board directly. I cannot presently determine which is the case, because the governing documents are not public.

I note by way of comparison that the County's Board of Adjustment, which hears land use matters under the same Code, operates under written bylaws that establish an order of presentation, provide the applicant an opportunity for final rebuttal, and adopt Robert's Rules of Order.

(e) Asymmetric questioning.

Commissioners "may ask staff questions " following the staff presentation, while the public is advised that "Commissioners will not respond to questions or engage in dialogue with speakers. " The Board may test and develop one body of evidence and not the other.

(f) Prejudice.

These are not abstractions. The announced procedures will exclude, or prevent meaningful presentation of, evidence directly probative of the single question before the Board — whether the proposed use is allowed in the C-1 district or is sufficiently similar to an allowed use. That evidence includes [comparative site plan and fuel-position exhibits]; [gross floor area and trip-generation comparisons against uses enumerated in Table 5-1]; [the appellant's own characterization of the use in its public materials]; and [the Director's stated inability to identify a similar enumerated use]. Each is demonstrative in nature and is materially degraded by a one-minute oral format without display.

3. SUBMISSION CHANNEL

As first published, the Procedures Page listed the address for written evidence as PNLweb@elpasoco.com rather than PLNweb@elpasoco.com. I note and credit that the County corrected the Page the same afternoon, and that the County has since confirmed that the incorrect address was not a valid recipient, that senders would have received a non-delivery notification, and that email-management logging identified no messages sent to it during the period it appeared. On that record I do not pursue the matter

further, with one exception: the County states that the log report "covered the preceding seven days. " If that reflects a retention period rather than a chosen query window, the underlying data for August 10 may age out shortly. I therefore ask that the County preserve and produce the log export or screen capture already generated, which appears to require no additional work.

One related question remains open. The Procedures Page directs written evidence to an email address. The Department's standard hearing agenda language directs public comments and supplemental documents to the EDARP project page, and provides that submissions made at least twenty-four hours before a hearing are given to the Board and included in the hearing materials. The Procedures Page does not mention EDARP. I ask the County to confirm which channel governs for this file, that submissions through either will be accepted and made part of the project record, and that both will be transmitted to the Board.

4. RECORDS REQUEST (C.R.S. § 24-72-201 et seq.)

1. BoCC Resolution No. 05-106 and all amendments — or, if superseded, the resolution or rule now establishing the manner in which the Board conducts its activities.
2. The Board's current Rules, Procedures and Ethics Standards and the adopting resolution. If published publicly, please identify where.
3. The PCD Procedures Manual referenced in the Land Development Code.
4. All versions of the Procedures Page and of any predecessor public hearing participation page, with revision dates, the author and approving official, and the date on which each of the following first appeared in any form: the one-minute speaker limitation; the ninety-second limitation that preceded it; the prohibition on yielding time; the prohibition on electronic presentations during public testimony; and the order of proceeding placing applicant rebuttal after public input.
5. The email-management log export or screen capture referenced in the County's August 12, 2026 correspondence.
6. All records, including email, text messages, and messages on personal accounts or devices, among any Commissioner, the Chair, your office, the Clerk to the Board, and PCD staff concerning speaker time limits, yielding of time, electronic presentations, or the order of proceeding for the August 27 hearing, from June 1, 2026 to present.
7. All records of communications between the County and the appellant or its counsel or consultants concerning hearing format, allotted time, or use of electronic display at the August 27 hearing.

I am aware that The Monument Independent has made related inquiries of the County. Integrity Matters makes this request independently and for the purpose of this hearing record. To the extent the County has produced or will produce responsive material to that inquiry, production of the same material here will satisfy items 4 and 5.

5. RELIEF REQUESTED

Before the hearing commences:

1. Identify the adopted authority for each announced procedural restriction, and the

date each was adopted and first published.

2. Confirm in writing whether staff and the appellant will use electronic display.

3. Either permit opponents to use electronic display on the same terms afforded staff and the appellant, or apply the prohibition uniformly.

4. Afford opponents an opportunity for surrebuttal following the appellant's rebuttal — at minimum by permitting one designated representative to reserve time — or place the rebuttal before public input.

5. Permit a designated representative of interested opponents to present for a period commensurate with that afforded the appellant.

6. Confirm that printed handouts may be tendered to the Clerk in advance of a speaker's turn, so that distribution does not consume allotted time.

7. Confirm which submission channel governs, and that all timely written evidence will be transmitted to each Commissioner in advance of the hearing, and the manner of transmittal.

8. Put the hearing procedures to a vote of the full Board at the outset rather than proceeding on the unilateral ruling of the Chair.

9. Preserve the audio and video recording, registration records, exhibits tendered, and written evidence received.

6. RESERVATION

All objections are reserved, including the right to renew them on the record, to make offers of proof as to evidence excluded by operation of the announced procedures, and to seek review under C.R.C.P. 106(a)(4). Review under that rule is confined to the record made below; evidence kept out at the hearing cannot be supplied afterward. Whitelaw, ¶ 43.

I am aware of *Sundance Hills Homeowners Ass'n v. Board of County Commissioners, 534 P.2d 1212 (Colo. 1975)* , holding that a board's failure to follow precisely its own ordained procedure did not deprive anyone of due process. It is distinguishable: the material there was cumulative of evidence already in the record, the Court characterized the deviation as "an insignificant aspect of an extensive process, " and no timely objection was lodged. This is that objection, lodged in advance.

Nothing here asks the Board to reach any particular result. I ask only that the proceeding be governed by rules that are adopted, published, and applied evenly to every participant. A decision built on a record assembled under the announced procedures will be vulnerable for reasons unrelated to the merits of the land use question, which serves no one.

Given the August 26 evidence deadline, I would appreciate a response by August 19. I am available at your convenience.

Regards,

Katherine A. Gayle
Atty. Reg. No. 20089
Chief Legal Counsel

Integrity Matters

--

Integrity is doing the right thing when no one is watching.



Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:34 AM
To: PCD Hearings
Subject: Fw: C-1 Zoning Monument, Colorado

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: Kathy Aldworth
Sent: Thursday, August 13, 2026 3:36 PM
To: Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson; Meggan Herington; Kenny Hodges; Kylie Bagley; 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; 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; ASack@kxrm.com; EXTERNAL Fox News; EXTERNAL KKTV News; achalfin@krcc.org; EXTERNAL KRCC News; newstips@denver7.com; newstips@9news.com; tips@kdvr.com; jalvarado@denverpost.com; EXTERNAL Newsroom Denver; 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
Subject: Fw: C-1 Zoning Monument, Colorado

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Hello El Paso County Commissioners,

There is nothing about Bucees that meets the C-1 zoning.

My letter could be 10 pages long, but I'll keep it to one point. Others will also state the other obvious offenses.

Monument Hill used to be FREE of ANY billboards. No tacky business advertisements nor attorney faces staring at 1-25 drivers.
Somehow, that rule was lost along the way.

Then, the cell tower "tree" was an eyesore and an abomination to our El Paso County pristine ridgeline. Remember those sentiments?

Now we are being threatened by Texan mega store Bucees to plant their Beaver face for all to see from 10 miles away. Words like " You Can Hold It" belong in another Charmin ad- not on Monument Hill.

For the proposed Monument Hill travel center, * IT IS NOT A CONVENIENT STORE* Buc-ee's requested a variance to build an interstate pole sign that stands 125 feet in height.The massive proposed pylon would feature a sign face spanning 616 square feet.

NO VARIANCE PLEASE.

Vote no to the C-1 request.

It does not fit what our ridge has been, stands for and we refuse this corner as a beacon of anything Bucees.

Thanks for your service and attention to this matter.

All The Best,
Kat Wolford
Palmer Lake, Colorado

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:45 AM
To: PCD Hearings
Subject: Fw: Re: The True Cost of Buc-ees as written by Palmer Land Conservancy

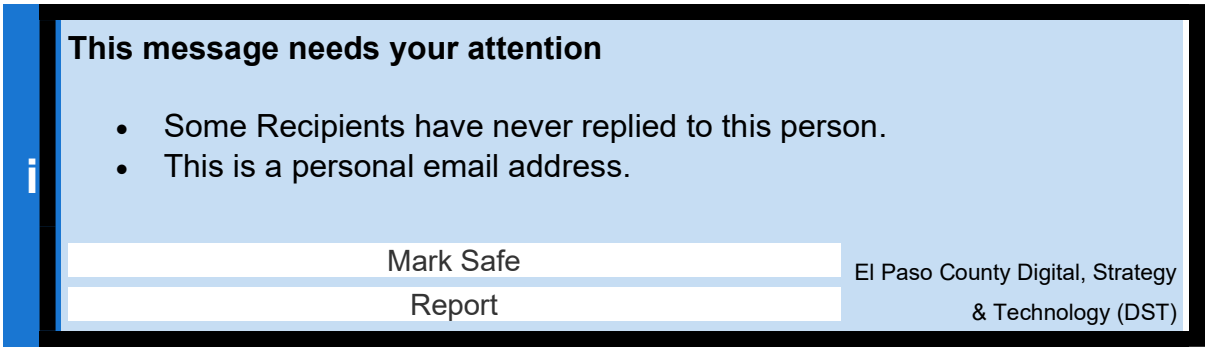
Thank you,

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: Kathy Allen
Sent: Thursday, August 13, 2026 3:13 PM
To: Carrie Geitner; Lauren Nelson; Holly Williams; Cory Applegate; Bill Wysong; CARCTB
Cc: PLNWEB; Kylie Bagley; Meggan Herington; Kenny Hodges; Bret Waters; 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; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mfiorito@tomgov.org; Integrity Matters; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; Elizabeth Harris; rmoseley@palmer-lake.org; jmarble@palmer-lake.org; mbeeson@palmer-lake.org; Atis Jurka; savannah.eller@gazette.com; Tony.Keith@koaa.com; sam.page@krdo.com; Noah.Caplan@koaa.com; Austin Sack; Karin.Brulliard@washpost.com; Jim Carlton; Jessica Alvarado Gamez; Olivia Prentzel; Andrea Chalfin; talkshow@aol.com; EXTERNAL KKTV News; spencer.soicher@9news.com; news@cpr.org; EXTERNAL Newsroom Denver; EXTERNAL KRCC News; newsroom@coloradosun.com; tips@kdvr.com; tips@thefp.com; tips@cnn.com; newstips@9news.com; EXTERNAL News TipsDenver; 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: Fw: Re: The True Cost of Buc-ees as written by Palmer Land Conservancy

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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: Jessica Merriam
Sent: Friday, August 14, 2026 11:33 AM
To: PCD Hearings
Subject: Fw: Fair Procedures for the Buc-ee担 Appeal Hearing

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: Kathy Allen
Sent: Thursday, August 13, 2026 3:16 PM
To: Carrie Geitner; Lauren Nelson; Holly Williams; Cory Applegate; Bill Wysong; CARCTB
Cc: PLNWEB; Kylie Bagley; Meggan Herington; Kenny Hodges; Bret Waters; 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; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mfiorito@tomgov.org; Integrity Matters; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; Elizabeth Harris; rmoseley@palmer-lake.org; jmarble@palmer-lake.org; mbeeson@palmer-lake.org; Atis Jurka; savannah.eller@gazette.com; Tony.Keith@koaa.com; sam.page@krdo.com; Noah.Caplan@koaa.com; Austin Sack; Karin.Brulliard@washpost.com; Jim Carlton; Jessica Alvarado Gamez; Olivia Prentzel; Andrea Chalfin; talkshow@aol.com; EXTERNAL KKTV News; spencer.soicher@9news.com; news@cpr.org; EXTERNAL Newsroom Denver; EXTERNAL KRCC News; newsroom@coloradosun.com; tips@kdvr.com; tips@thefp.com; tips@cnn.com; newstips@9news.com; EXTERNAL News TipsDenver; 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: Fw: Fair Procedures for the Buc-ee 担 Appeal Hearing

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Before your executive session, I respectfully ask you to establish fair procedures for the pending Buc-ee’s appeal hearing.
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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: Jessica Merriam
Sent: Friday, August 14, 2026 11:33 AM
To: PCD Hearings
Subject: Fw: Buc-ee's

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: Kathy Clark
Sent: Thursday, August 13, 2026 3:11 PM
To: Holly Williams; Bill Wysong; Carrie Geitner; Lauren Nelson; Cory Applegate; Meggan Herington; keith partridge
Cc: SPA-RD-CO@usace.army.mil; steven.b.crosson@usace.army.mil; code.tanya@epa.gov; r8eisc@epa.gov; michaela.snow@state.co.us; cdphe.commentswqcd@state.co.us; Jason.Ullmann@state.co.us; Tracy.Kosloff@state.co.us; ColoradoES@fws.gov; mlakind@tomgov.org; sking@tomgov.org; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mfiorito@tomgov.org; integritymatterscos@gmail.com; contact@trilakespreservation.org; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; eharris@palmer-lake.org; rmoseley@palmer-lake.org; jmarble@palmer-lake.orgm; beeson@palmer-lake.org; ajurka@palmer-lake.org; savannah.eller@gazette.com; Tony.Keith@koaa.com; sam.page@krdo.com; Noah.Caplan@koaa.com; ASack@kxrm.com; Karin.Brulliard@washpost.com; jim.carlton@wsj.com; jalvarado@denverpost.com; oliviaprentzel@coloradosun.com; achalfin@krcc.org; talkshow@aol.com; EXTERNAL KKTV News; news@7news.com; spencer.soicher@9news.com; news@cpr.org; EXTERNAL Fox News; EXTERNAL Newsroom Denver; EXTERNAL KRCC News; newsroom@coloradosun.com; EXTERNAL KOAA News; tips@kdvr.com; tips@thefp.com; tips@cnn.com; newstips@9news.com; EXTERNAL News TipsDenver; newstips@denver7.com; news-tips@nytimes.com; tips@nbcuni.com; news.tips@abc.com; LBergman@newsnationnow.com; jarvis.caldwell.house@coleg.gov; matthew.smith1@mail.house.gov; DenverRegulatoryMailbox@usace.army.mil
Subject: Fw: Buc-ee's

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Hi:

I hope this is where I can comment on the Buc-ee's appeal re: it being a convenience store. According to Buc-ee's own website it is a "travel center". Convenience stores service local neighborhoods - clearly Buc-ee's does not. Their #1 selling point is "World's Cleanest Restrooms". This "friendly neighbor along the highway" clearly is NOT a local convenience store so I hope their appeal will be DENIED.

Thank you!
Kathy Clark
19619 Glen Shadows Dr
Colorado Springs, CO 80908

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:31 AM
To: PCD Hearings
Subject: Fw: Bucees C-1 Cotton letter

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: Kellie Currie
Sent: Thursday, August 13, 2026 3:37 PM
To: Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson; Meggan Herington; Kenny Hodges; Kylie Bagley; 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; 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; ASack@kxrm.com; EXTERNAL Fox News; EXTERNAL KKTV News; achalfin@krcc.org; EXTERNAL KRCC News; newstips@denver7.com; newstips@9news.com; tips@kdvr.com; jalvarado@denverpost.com; EXTERNAL Newsroom Denver; 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
Subject: Fw: Bucees C-1 Cotton letter

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. RE: Impending Application by Buc-ee’s LLC EPCO TO CONSTRUCT A Buc ees on Monument Hill Dear Commissioners: A Buc-ee's at this location would be a disaster to our community. My family currently sits on 240 CONSERVED acres of land, only a mile from this projected build. This has been family land for over 100

years. If Buc-ees forces its way in, our way of life and resources will be forever changed. We have four wells on our property, already at risk of drying up, as we rely on a non-renewable, quickly depleting aquifer. According to the plans I've seen, Buc-ees will exceed the water usage that is zoned for this property, literally flushing our precious water down their toilets. The dark skies that we have enjoyed will disappear. We will no longer enjoy sitting in our meadow watching the Aurora Borealis to our North. The light pollution would be grave. The risk of fire and safety is a major concern as well. We are in a drought now, and even without this giant gas station, the community is very concerned about fires. Insurance rates have skyrocketed due to the high risk already in our area. Add a gas station and tourist trap, one flick of an ash, or spark, can cause these 240 acres, and the entire neighborhood to be another "Paradise, CA" situation. We do not have fire hydrants in our neighborhood. Our only entries and exits are County Line Road or Beacon Lite. County Line and Indi Road option is already a major hazard. A blind spot, where I take my chance (almost daily) due to persons speeding over a hill, where it's anyone's guess if there's an oncoming car or not. I've suggested a mirror in that spot in the past. Never received an answer on that. That, however, is another subject and another letter. Buc ees would cause further congestion on County Line. If Buc-ees is built, we could have a possible train to our East blocking us trying to escape via Palmer Lake, or major congestion to our East with a major tourist attraction. Our only other option is already up to a several minute wait at Beacon Lite and 105 to exit. The current Infrastructure simply is not sufficient for a major build on top of Monument Hill. It puts the nearby residents at risk during a major evacuations event. Setting aside the fire risk/danger component regarding traffic congestion, this projected build is not conducive to this location. Anyone on the west side of I-25 who has had to drive a child to LPMS, or PRHS, knows how bad this road route gets. Now imagine adding a major tourist spot to that. This will be a major issue for parents and teen drivers just trying to get to and from school. Please also take into consideration the fact that it would be built right by a brand new 25 million dollar wildlife pass. Right across from a conserved area that stretches all the way to Castle Rock. Land that has been conserved and under great stewardship for many, many years. Make that make sense. Please, I implore you, make any of this project make sense. It is an obscene ask of El Paso county, and of this area, that the community has loved for so long. Studies have been ongoing regarding this project for over a year now. They have all shown that this just isn't the area for this type of build. The community does not want or need it. It is not zoned for a Buc-ees. It is definitely not "community commercial". The Palmer Lake planning commission rejected it after seeing the studies. I cannot see why the county is even entertaining it. I ask you to take all of the above considerations and concerns into account if an application is submitted. For the PUBLIC RECORD, I am submitting my objection to this project. Respectfully, Christina Cotton 19880 Marfak Drive Monument, CO 80132

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:35 AM
To: PCD Hearings
Subject: Fw: File #APP261- Does NOT fit under C-1

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: Laura Liposky
Sent: Thursday, August 13, 2026 3:34 PM
To: Meggan Herington; Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson; Kenny Hodges
Subject: Fw: File #APP261- Does NOT fit under C-1

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- No employee in your company has ever replied to this person.
- This is a personal email address.

County Commissioners,

I am counting on your **denial** of labeling Buc-ee's a convenience store.

Buc-ee's is HUGE.
Buc-ee's traffic is anything but a neighborhood “stop” for necessities.

The fact it is right across from a high school seems like teenage drivers and a lot of RVs, trucks and cars would cause more accidents due to volume of vehicles getting on/off ramps, upsetting the safety of neighboring homes/people/animals.

Convenience stores do not project 11-20,000 cars daily. Even “Hyper-convenience” stores, the largest type of convenience store defined by the NACS, the leading global trade association dedicated to advancing convenience and fuel retailing, are at the most, 5000 sq feet.

Please do not allow this mega travel center to “fit” under C-1.

Our youth will want to hurry and get lunch or snacks, cross through quiet neighborhoods, over 1-25.

Normal convenience stores would NOT attract our youth during school hours.

Please don’t allow the C-1 to accommodate Bucees.

Signed,
Laura McGraw
Concerned parent and Tri-Lakes resident

Sent from Yahoo Mail for iPhone

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:42 AM
To: PCD Hearings
Subject: Fw: Public Record Submission: July 21 BOCC Coordinated Public Comment and APP261-Related Materials
Attachments: IMG_1985.jpeg; BoCC_Tri-Lakes_Calls_For_Accountability_Coordinated_Public_Comment_07212026_SCHOW.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: Laurel Schow
Sent: Thursday, August 13, 2026 3:14 PM
To: Carrie Geitner; Lauren Nelson; Holly Williams; Cory Applegate; Bill Wysong; CARCTB
Cc: PLNWEB; Kylie Bagley; Meggan Herington; Kenny Hodges; Bret Waters; 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; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mfiorito@tomgov.org; Integrity Matters; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; Elizabeth Harris; rmoseley@palmer-lake.org; jmarble@palmer-lake.org; mbeeson@palmer-lake.org; Atis Jurka; savannah.eller@gazette.com; Tony.Keith@koaa.com; sam.page@krdo.com; Noah.Caplan@koaa.com; Austin Sack; Karin.Brulliard@washpost.com; Jim Carlton; Jessica Alvarado Gamez; Olivia Prentzel; Andrea Chalfin; talkshow@aol.com; EXTERNAL KKTV News; spencer.soicher@9news.com; news@cpr.org; EXTERNAL Newsroom Denver; EXTERNAL KRCC News; newsroom@coloradosun.com; tips@kdvr.com; tips@thefp.com; tips@cnn.com; newstips@9news.com; EXTERNAL News TipsDenver; 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.; Monument Independent; odell.isaac@gazette.com
Subject: Fw: Public Record Submission: July 21 BOCC Coordinated Public Comment and APP261-Related Materials

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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: Jessica Merriam
Sent: Friday, August 14, 2026 11:19 AM
To: PCD Hearings
Subject: Fw: Request regarding participation procedures for the August 27 ADM264 hearing
Attachments: 08272026 BoCC Hearing_Procedures_FINAL_Aug13_2026_SCHOW.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/
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From: Laurel Schow
Sent: Thursday, August 13, 2026 4:02 PM
To: CARCTB
Cc: Carrie Geitner; Lauren Nelson; Holly Williams; Cory Applegate; Bill Wysong; Kylie Bagley; Meggan Herington; Kenny Hodges; Bret Waters; 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; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mfiorito@tomgov.org; Integrity Matters; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; Elizabeth Harris; rmoseley@palmer-lake.org; jmarble@palmer-lake.org; mbeeson@palmer-lake.org; Atis Jurka; wia@woodmoor.org; jarvis.caldwell.house@coleg.gov; Tri-Lakes Preservation, Inc.; Monument Independent; savannah.eller@gazette.com; Opinion@gazette.com; Tony.Keith@koaa.com; Noah.Caplan@koaa.com; EXTERNAL KOAA News; sam.page@krdo.com; Austin Sack; EXTERNAL Fox News; EXTERNAL KKTV News; Andrea Chalfin; EXTERNAL KRCC News; news@cpr.org; bmarkus@cprmail.org; spencer.soicher@9news.com; newstips@9news.com; EXTERNAL News TipsDenver; newstips@denver7.com; tips@kdvr.com; Jessica Alvarado Gamez; EXTERNAL Newsroom Denver; Olivia Prentzel; newsroom@coloradosun.com; Karin.Brulliard@washpost.com; Jim; news-tips@nytimes.com; tips@cnn.com; tips@nbcuni.com; news.tips@abc.com; LBergman@newsnationnow.com; tips@thefp.com; BMaass@cbs.com; talkshow@aol.com
Subject: Fw: Request regarding participation procedures for the August 27 ADM264 hearing

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Mark Safe
Report

El Paso County Digital, Strategy & Technology (DST)

August 13, 2026

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

Re: Participation procedures for the August 27, 2026 hearing on the appeal of Administrative Determination ADM264

Dear Chair Geitner:

This letter concerns hearing procedure only. It contains no evidence or argument on the merits of the classification question before the Board. Because the appeal is quasi-judicial, I am submitting this request through the Clerk to the Board so it can be distributed and placed in the public record.

The County's published notice for August 27 states that the Board must base its findings on specific, factual evidence rather than on public popularity. I agree with that standard. My request concerns what residents need to place that evidence before the Board.

The Public Hearing Participation page for August 27 states that a speaker may be limited to one minute; speaking time cannot be given to another person; each speaker may speak once; and electronic presentations are not permitted during public testimony. Anyone sharing documents should bring at least six printed copies, and

time spent at the podium counts against the speaker's time. Speakers are called in the order they register. The applicant presents its case, carries the burden of proof, and speaks last in rebuttal.

The Board's adopted Rules, Resolution 26-8, Exhibit A, Section XIII, allow more flexibility than that page describes. Section XIII.E.1 requires the Chair to ensure a full and fair due process hearing for all participants. Section XIII.B.1 places the order of speakers within the Chair's discretion, anticipates charts, maps, and other demonstrative evidence, and directs that such material be submitted to the County Clerk. Section XIII.H.2 provides that documents referenced or tendered at the hearing are automatically admitted and accepted as exhibits unless an objection is raised or the Board directs otherwise. Section XIII.C.3 provides that the Chair may determine, announce, and enforce the time allotted to speakers in a fair manner. Section XIII.E.9 preserves a final rebuttal for the applicant if opposition comments are allowed after rebuttal. I am not asking to change the applicant's right to the final word.

On July 21, 2026, I submitted a coordinated public comment packet on behalf of five Tri-Lakes residents. The packet placed five procedural requests on the record before the Board's executive session on hearing protocols. The procedures published for August 27 do not include them. I am raising three related requests in narrower form. Each can be granted by the Chair without changing the structure of the hearing, the applicant's burden of proof, or the applicant's right to the final word.

First, access to the document camera or overhead display, if one is available in the hearing room, to display paper exhibits submitted to the County Clerk. Section XIII.B.1 anticipates charts and maps. A code section displayed on a screen for fifteen seconds can be read and understood. Reading the same section aloud would consume most of a one-minute turn and be difficult to follow. This request does not involve an electronic presentation.

Second, that a coordinated community presentation be called in its planned sequence during the public input portion, with its total time confirmed in advance. Several residents have organized their remarks so that each speaker addresses a separate part of the question without repeating the others. Calling speakers solely in registration order would break that sequence and produce the repetition the Chair has asked speakers to avoid. Section XIII.B.1 places the order of speakers within the Chair's discretion.

Third, advance confirmation of the speaking time limit. Residents preparing organized testimony have to plan for the shortest time we might receive. If the limit could be one minute, the material has to be divided into one-minute pieces, requiring more speakers to cover it. The number of registered speakers may then be used to justify a shorter limit. Registration remains open until the hearing begins, so neither the speaker count

nor the limit is known until that morning. Preparing for the shortest possible time creates the conditions that produce the shortest possible time.

If residents are told in advance that they will have three minutes, we will register fewer speakers. The Board will hear fewer people, each covering more ground, with less repetition. I was present on July 23, 2026, when the limit was reduced from three minutes to ninety seconds shortly before testimony began. Residents spent the recess reorganizing their remarks and then delivered them within the new limit. Section XIII.C.3 provides that the Chair may determine, announce, and enforce the time allotted in a fair manner. Announcing the limit in advance would have allowed residents to prepare their testimony for ninety seconds from the start.

The County has told residents that this decision will turn on specific, factual evidence. These three requests would allow residents to present that evidence clearly and without unnecessary repetition. I will follow whatever procedures the Board adopts. I ask that the procedures be confirmed before August 27 and that this letter and the Board's response be placed in the public record.

Respectfully,

Laurel Schow
Monument, CO

cc: Vice Chair Lauren Nelson; Commissioner Holly Williams; Commissioner Bill Wysong; Commissioner Cory Applegate; Clerk to the Board; County Attorney's Office

Source note: El Paso County Board of County Commissioners, Resolution 26-8, Exhibit A, Section XIII; El Paso County Clerk to the Board, "Public Hearing Participation, " August 27, 2026 Buc-ee's appeal hearing page (accessed August 13, 2026); coordinated public comment packet submitted July 21, 2026. The account of the July 23 speaking-time change is based on the author's attendance at that hearing.

August 13, 2026

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Respectfully,



Laurel Schow
20065 Lofty Pine Lane
Monument, CO 80132
(719) 649-8181

cc: Vice Chair Lauren Nelson; Commissioner Holly Williams; Commissioner Bill Wysong; Commissioner Cory Applegate; Clerk to the Board; County Attorney's Office

Source note: El Paso County Board of County Commissioners, Resolution 26-8, Exhibit A, Section XIII; El Paso County Clerk to the Board, "Public Hearing Participation," August 27, 2026 Buc-ee's appeal hearing page (accessed August 13, 2026); coordinated public comment packet submitted July 21, 2026. The account of the July 23 speaking-time change is based on the author's attendance at that hearing.

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:34 AM
To: PCD Hearings
Subject: Fw: Fair hearing procedures

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
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From: Leslie Hanks
Sent: Thursday, August 13, 2026 3:19 PM
To: Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson; Kenny Hodges
Cc: 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; 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; sam.page@krdo.com; ASack@kxrm.com; EXTERNAL Fox News; EXTERNAL KKTV News; achalfin@krcc.org; EXTERNAL KRCC News; news@7news.com; newstips@denver7.com; spencer.soicher@9news.com; newstips@9news.com; tips@kdvr.com; jalvarado@denverpost.com; EXTERNAL Newsroom Denver; 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
Subject: Fw: Fair hearing procedures

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. Commissioners, Before Tuesday 拑 executive session, I respectfully ask you to establish fair procedures for the pending Buc-ee 拑 appeal hearing. Please give an organized

Tri-Lakes citizen group presentation time equal to the applicant 担; allow a community closing statement after the applicant 担 rebuttal; enter the full relevant records from Palmer Lake and the County 担 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, Leslie Hanks ArrowWood 111 Monument, Colorado Sent from my iPhone

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:26 AM
To: PCD Hearings
Subject: Fw: Buccees Appeal

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: Lisa Hernandez
Sent: Thursday, August 13, 2026 3:40 PM
To: Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson
Subject: Fw: Buccees Appeal

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Dear Commissioners,

I respectively ask you to **DENY** Buckee's appeal. A 30 PUMP gas station is **NOT** a convenience store! Please uphold the Directors' original determination. It is wrong for Monument and wrong for our community and is the **RIGHT** thing to do.

Thank you so much!

Lisa Hernandez
719-660-3485

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:37 AM
To: PCD Hearings
Subject: Fw: opposition to Buc-ees zoning

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: Martha Noble
Sent: Thursday, August 13, 2026 3:20 PM
To: Holly Williams; Bill Wysong; Cory Applegate; Carrie Geitner; Lauren Nelson
Subject: Fw: opposition to Buc-ees zoning

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Dear El Paso County Board of Commissioners,

I am writing to express my opposition to approval for a Buc-ee's 31-acre Travel Center on Monument Hill. I understand that they are asking that their self-identified travel center be classified as a convenience store. Buc-ees originally told El Paso County in 2024 that this would be a travel center. Now they want to be classified as a convenience store? It cannot be both.

A convenience store is meant to serve the neighborhood, which it will not. Buc-ees is designed to serve tourists and travelers. It is not a "small-scale standalone business serving a neighborhood population" as deemed appropriate in El Paso County's Master Plan. The proposed Buc-ees does not share characteristics with the neighborhood. It would be at least 30 feet above the natural grade and does not match the design themes of surrounding neighborhoods

Buc-ees is clearly a massive travel center for TRAVELERS and not for their neighbors. Please do not approve this zoning change to cater to the wants of Buc-ees. Please honor what is best for your constituents and all of El Paso County. The effects of this heavy water demanding, light polluting, traffic causing monstrosity spread for miles beyond Monument Hill to the more important survival of our environment and wildlife who do not recognize boundaries and zoning regulations, but suffer, nonetheless.

Thank you for your time and consideration.

Martha Higgins, Tri-Lakes Resident

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:38 AM
To: PCD Hearings
Subject: Fw: Procedures for Buc-ee's hearing

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: Kevin Christensen
Sent: Thursday, August 13, 2026 3:17 PM
To: Carrie Geitner; Lauren Nelson; Holly Williams; Cory Applegate; Bill Wysong; CARCTB
Cc: PLNWEB; Kylie Bagley; Meggan Herington; Kenny Hodges; Bret Waters; 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'; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mfiorito@tomgov.org; 'Integrity Matters'; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; 'Elizabeth Harris'; rmoseley@palmer-lake.org; jmarble@palmer-lake.org; mbeeson@palmer-lake.org; 'Jurka Atis'; savannah.eller@gazette.com; tony.keith@koaa.com; sam.page@krdo.com; Noah.Caplan@koaa.com; 'Austin Sack'; Karin.Brulliard@washpost.com; 'Jim Carlton'; 'Jessica Alvarado Gamez'; 'Olivia Prentzel'; 'Andrea Chalfin'; talkshow@aol.com; EXTERNAL KKTV News; spencer.soicher@9news.com; news@cpr.org; EXTERNAL Newsroom Denver; EXTERNAL KRCC News; newsroom@coloradosun.com; tips@kdvr.com; tips@thefp.com; tips@cnn.com; newstips@9news.com; EXTERNAL News TipsDenver; newstips@denver7.com; news-tips@nytimes.com; tips@nbcuni.com; news.tips@abc.com; LBergman@newsnationnow.com; wia@woodmoor.org; Opinion@gazette.com; jarvis.caldwell.house@coleg.gov
Subject: Fw: Procedures for Buc-ee's hearing

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Commissioners,

As you prepare for the executive session on Tuesday concerning Buc-ee's, I respectfully request that you establish fair and transparent procedures for the upcoming Buc-ee's appeal hearing.

Specifically, I ask that you:

Provide an organized Tri-Lakes citizens' group with presentation time equal to that of the applicant. • Allow the community to offer a closing statement after the applicant's rebuttal. • Include in the record the relevant Palmer Lake proceedings and the County's administrative determination. • Establish reasonable, clearly disclosed time limits that apply equally to both the applicant and the community.

I also respectfully request that you bring this hearing to the people most directly affected. Please hold it in the Tri-Lakes area, during the evening, at a time and location that allows working residents and other community members to participate.

The citizens who will live with the consequences of this decision deserve a meaningful opportunity to present their case, respond to the applicant, and be heard before this important decision is made.

Thank you for your consideration.

Respectfully,

Kevin Christensen

4580 Sandstone Dr.

Monument, CO 80132

 Virus-free. www.avast.com

Jessica Merriam

From: K McF <kfulton17@gmail.com>
Sent: Friday, August 14, 2026 11:56 AM
To: PLNWEB
Cc: PCD Hearings
Subject: Comment regarding Buc-ee's land use application

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Mark Safe | Report

El Paso County Digital, Strategy & Technology (DST)

Dear Members of the Board of County Commissioners:

I respectfully ask the Board to reject Buc-ee's appeal and find that the proposed development cannot properly be classified as a "Convenience Store" or any use allowed in a C-1 district. The County's definition of a convenience store is an establishment serving "the neighborhood in which it is located." Buc-ee's is a large regional travel center designed around interstate travelers, and Buc-ee's itself uses the term "Travel Centers" in its own materials. A typical Buc-ee's is vastly larger than any convenience store the County has classified as C-1. Allowing a development of this magnitude to be classified as C-1 would create a troubling precedent.

Respectfully,

Kristen McFadden

Area Resident, North Woodmoor neighborhood

To: El Paso Board of County Commissioners

From: Michael Cimino

718 Lavelett Ln., Monument CO 80132

Re: July hearing concerning Bucees appeal to the ruling considering them as a convenience store.

Dear Board of County Commissioners,

I have lived in El Paso County since 1980. We moved to the Monument area in 1988 because of the scenic beauty, serenity, closeness to nature, and safety for our family. We had previously been with Woodmoor Water but as of 1999, we rely on our own well for our water supply.

Here are my main concerns and why we should not allow Bucees to build and operate on the site they have chosen on top of Monument Hill.

1. There is already a water shortage in the area. Allowing them to tap into and utilize the amount of water projected puts the entire community and surrounding area who rely on the same aquifer in jeopardy of running out.
2. Traffic on I 25 on top of Monument hill is already getting congested. County line road will not be able to handle the increased load if this project is allowed. Who pays for the huge improvement need and maintained? I also fear for our high school drivers who use County Line Road to get to any of the3 high schools, from the West to the East, considering the increased traffic and congestion, even in good weather conditions.
3. A natural wildlife crossing was placed very close to the proposed site. This and the open space needed for our wildlife are essential for their safety. Having lights on 24/7 alters not only their natural habitat, but the serenity and beauty we have enjoyed over the years, and the ability to see the night sky.
4. To consider them as a “convenient store” is like calling Costco a Ma and Pa grocery. That idea is preposterous and insulting. I feel Bucees would be better situated in an area that is less residential and safer for everyone and the wildlife.

I strongly ask that you consider these concerns before making your decision.

Thank you for your time and attention.

Sincerely

Michael A. Cimino

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:38 AM
To: PCD Hearings
Subject: Fw: Possible Buc-ee's Travel Center in El Paso County

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: M Kiernan
Sent: Thursday, August 13, 2026 3:33 PM
To: meganherington@elpasoco.com; carctb@elpasocounty.com; Carrie Geitner; Holly Williams; Bill Wysong; Lauren Nelson; Cory Applegate
Subject: Fw: Possible Buc-ee's Travel Center in El Paso County

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message. To El Paso County Board of Commissioners: I am sending this e-mail to express my opinion about a possible Buc-ee 扭 Super Gas Station located at the top of Monument Hill in El Paso County. Currently, the land located at Interstate 25 and County Line Road/Beacon Lite Road is zoned C-1 which does not allow for Gas Stations so Buc-ee 扭 is appealing to you that their establishment is a Convenience Store. Buc-ee 扭 does not meet the Code 扭 definition of a Convenience Store since it is not in business to serve the local community, Bucee 扭 is actually a TRAVEL CENTER designed to be a DESTINATION to serve drivers from all over the state of Colorado and country. An average convenience store is 3000 to 5000sf and uses between 200 to 600 gallons of water a day. A Buc-ee 扭 Travel Center will be 75,000sf and use approximately 37,500 gallons of water per day. Buc-ee 扭 is NOT a gas station or a convenience store. Buc-ee 扭 will be a REGIONAL Travel Center, the amount of traffic will increase dramatically at Interstate 25 and County Line Road, causing more trouble and possible accidents on an already congested and heavily traveled section of the highway. I am respectfully requesting the Board vote NO on approval of a Buc-ee 扭 Regional Travel Center which they are trying to pass off as a CONVENIENCE STORE to serve our local community. Sincerely, Michelle Kiernan 15570 Deercross Court Colorado Springs, CO. 80921 pandmkiernan59@gmail.com

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:31 AM
To: PCD Hearings
Subject: Fw: Buc-ee's is doesn't fit...
Attachments: image.png

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: Mike Stern
Sent: Thursday, August 13, 2026 3:19 PM
To: Cory Applegate; Meggan Herington; Carrie Geitner; Lauren Nelson; Kylie Bagley; Holly Williams; Bill Wysong
Subject: Fw: Buc-ee's is doesn't fit...

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Mark Safe

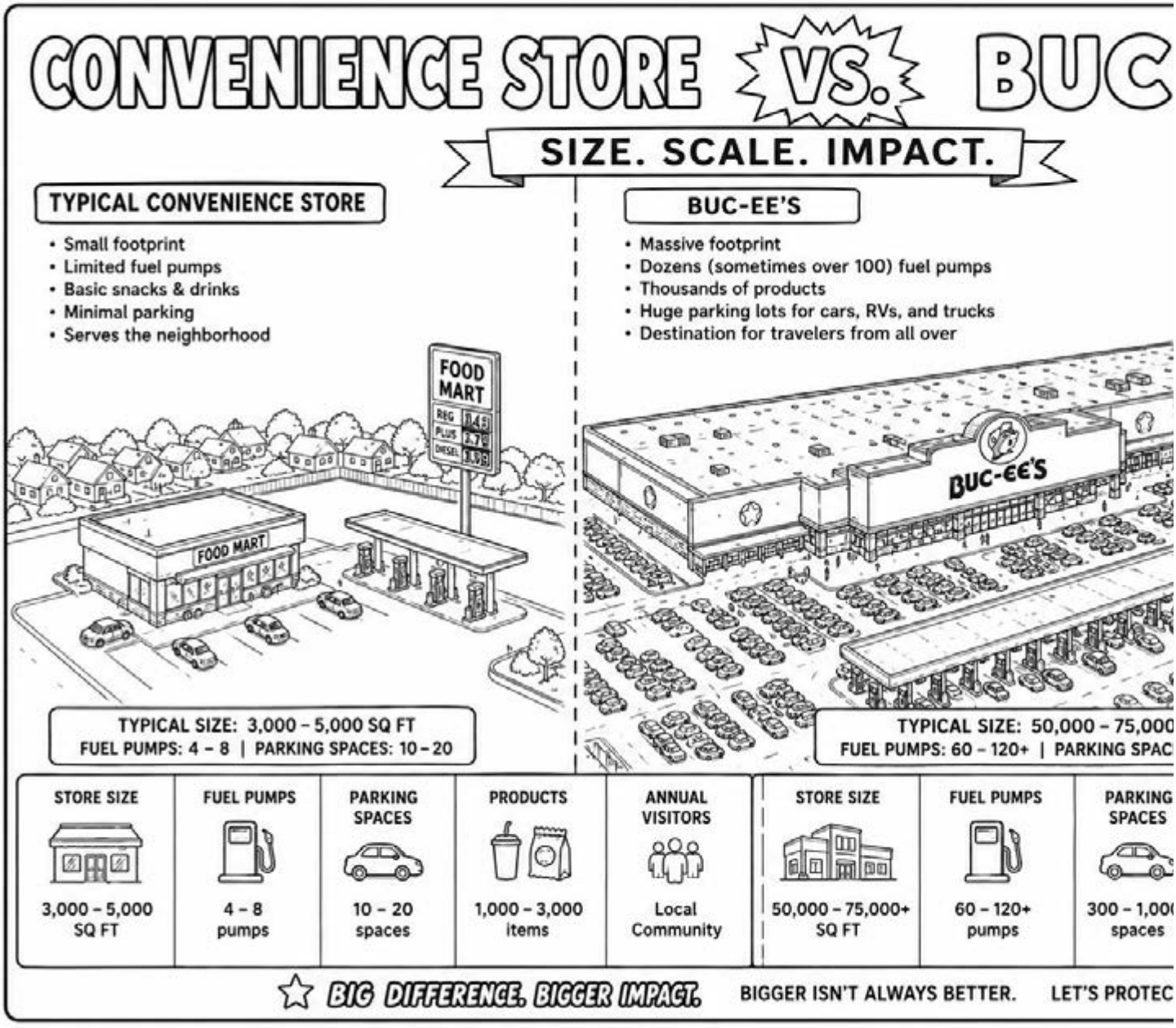
Report

El Paso County Digital, Strategy & Technology (DST)

Dear County Commissioners,

Buc-ee's is not a convenience store. By their own admission, a standard Circle K occupies 50,000–60,000 square feet, while a Buc-ee's footprint exceeds 600,000–700,000 square feet. These developments are not in the same category.

Do the right thing and deny the false classification of this project as a convenience store.



Mike Stern
18970 Spring Valley RD,
Monument, CO 80132
(1.3 miles from the blight)

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Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:32 AM
To: PCD Hearings
Subject: Fw: Buc-ee's is NOT a convenience Store
Attachments: It doesn't fit.png

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: Mike Stern
Sent: Thursday, August 13, 2026 3:19 PM
To: Cory Applegate; Bill Wysong; Lauren Nelson; Carrie Geitner; Meggan Herington; Holly Williams; Kylie Bagley
Subject: Fw: Buc-ee's is NOT a convenience Store

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To the Honorable El Paso County Board of Commissioners,

1. A convenience store it is not. Circle K covers 50,000–60,000 total square feet. Buc-ee's wants 600,000–700,000+. No honest reading of your zoning code can treat a monstrosity ten times the size of a gas station as a "convenience store." This is an end-run around your own rules.

2. The process is a farce. A Tuesday 9:00 AM hearing excludes everyone who works, raises children, or contributes anything to society. Only developers and their paid consultants have that kind of schedule. The man pushing this project helped rig the system that brought it here. That is not democracy. It is a shakedown.

3. Buc-ee's is sue-happy. They are currently suing a 42-store chain over a moose mascot. If they will drag a competitor into federal court over a cartoon animal, what makes you think they will not sue El Paso County the moment you deny them something? You are dealing with a predatory corporation that uses legal threats because adults who think wearing a beaver onesie is cool keep giving them money.

4. The site does not work. That is common sense, but it needs saying anyway.

Do your job. Serve the people who actually live here and will be saddled with this thing. Deny the zoning exception.

Sources: uclawreview.org, forbes.com, usatoday.com, gazette.com



Live the Golden Rule,
Mike Stern
18970 Spring Valley RD
Monument, CO 80132
(1.3 miles and a dry well later...)

"It is not our part to master all the tides of the world, but to do what is in us for the succour of those years wherein we are set, uprooting the evil in the fields that we know, so that those who live after may have clean earth to till. What weather they shall have is not ours to rule." Tolkien

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Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:35 AM
To: PCD Hearings
Subject: Fw: If Evidence Matters, Let the Public Present It - The Monument Independent

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: Mike Stern
Sent: Thursday, August 13, 2026 3:02 PM
To: Carrie Geitner; Bill Wysong; Lauren Nelson; Cory Applegate; Meggan Herington; Kylie Bagley; Holly Williams; PLNWEB
Subject: Fw: If Evidence Matters, Let the Public Present It - The Monument Independent

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The question in the subject line says it all. IF evidence matters why are citizens being censored in their amount of time to speak ESPECIALLY since these are coordinated presentations to address the VERY QUESTIONS BEING ASKED?
https://monumentindependent.com/opinion/if-evidence-matters-let-the-public-present-it/
Mike Stern
Monument

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:43 AM
To: PCD Hearings
Subject: Fw: RE: Ensuring Fair Public Participation for the August 27th Buc-ee担 Hearing

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: Mike Stern
Sent: Thursday, August 13, 2026 3:03 PM
To: Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson; Kylie Bagley; Meggan Herington; Holly Williams; PLNWEB
Subject: Fw: RE: Ensuring Fair Public Participation for the August 27th Buc-ee 担 Hearing

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RE: Ensuring Fair Public Participation for the August 27th Buc-ee's Hearing
Commissioners,
I am writing to express significant concern regarding the procedural arrangements for the upcoming Buc-ee's hearing on August 27th at 9:00 AM.
There is a large and active coalition of residents currently mobilizing in opposition to this development. Because this project will have a lasting impact on our community, it is essential that the Board facilitates a process that is as transparent and accessible as possible. A 9:00 AM start time creates a substantial barrier for many of the working citizens who have a direct stake in this decision, and it risks leaving the impression that the Board is prioritizing convenience over public inclusion.
Moreover, there are coordinated presentations--not random 'one off' blah blah sessions.
To ensure this hearing is a fair and balanced process, our coalition is requesting the following:

- **Extended and Flexible Comment Periods:** Given the high level of public interest, we ask that the Board exercise flexibility with time limits. We want to ensure that every resident who has prepared testimony is given a reasonable opportunity to be heard, rather than being cut off by rigid, restrictive time constraints.
- **Procedural Parity:** It is vital that the rules of presentation are applied equitably to all parties. We expect the public's input to be treated with the same level of consideration and structural importance as the developer's presentation. A "fair fight" requires that the community's concerns are not sidelined by overly technical or obstructive procedural hurdles.
- **Expansion of Public Access:** If the Board finds it impossible to accommodate the volume of public testimony during the morning session, we urge you to schedule a follow-up or evening session. This would demonstrate a clear commitment to hearing from the full spectrum of your constituents, including those who cannot be present during standard business hours.

Our goal is simply to ensure that this hearing serves as a legitimate forum for community dialogue. We trust the Board values the perspectives of its residents as much as it values the input of developers, and we look forward to a hearing process that reflects that balance.
Thank you for your attention to this matter. I look forward to your response regarding how the Board plans to facilitate a fair and inclusive process on August 27th.
Respectfully,
Mike Stern On behalf of the concerned coalition of El Paso & Douglas County residents impacted by this development

--

Mike Stern
Wakonda Hills
Monument, CO 80132

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Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:31 AM
To: PCD Hearings
Subject: Fw: Bucee's is NOT a convenience store

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: Mike Stern
Sent: Thursday, August 13, 2026 3:25 PM
To: Holly Williams; Bill Wysong; Lauren Nelson; Kylie Bagley; Meggan Herington; Cory Applegate; Carrie Geitner
Subject: Fw: Bucee's is NOT a convenience store

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A Buc-ee's is NOT a convenience store

New Independent Analysis Finds Buc-ee's Travel Center Should be Not be Classified as a Convenience Store, but Instead Should be Classified as a Truck Stop

An Evaluation of the Proposed Travel Center Against the County's Criteria for Classifying Similar Uses Finds that Buc-ee's Fails to Meet the Required Criteria to be Considered Similar to a Convenience Store. The Project Does, However, Meet the Criteria to be Considered Similar to a Truck Stop

MONUMENT, COLORADO July 15, 2026 — Tri-Lakes Preservation, Inc. (TPI) has issued an independent analysis on how to designate a travel center under El Paso County ("the County") Land Development Code. This question has been circulating for months because the County's code does not define travel centers. Buc-ee's EPCO LLC, has requested that the County designate its proposed 31-acre travel center as a convenience store, which would allow the project to proceed at a site on Monument Hill under the obsolete C-1 zoning.

The new report from TPI provides a robust and detailed analysis of how the proposed travel center fails to meet the definition of a convenience store. Similarly, the report provides a thorough analysis of how the travel center fails to meet the criteria to be considered "similar to" a convenience store under the County's use determination process. Key findings include:

- Buc-ee's does not meet neighborhood-scale definition of a convenience store.
- A 120-pump gas station exceeds the intent of allowing incidental fuel sales by a convenience store.
- Buc-ee's restaurant and food preparation services exceed the defined scope of a convenience store.
- Buc-ee's is inconsistent with the purpose of C-1 zone, which is an obsolete commercial zone that was historically intended to prohibit all fuel sales.
- Buc-ee's is a high-intensity use unlike convenience stores or anything allowed in a C-1 zone. The characteristics and community impacts far exceed what is allowed in the zone.

The analysis also finds that the documentation submitted by Buc-ee's in its request for an administrative determination (and associated appeal) not only fails to support the company's request to be considered a convenience store, but actually shows how the travel center is dissimilar to a convenience store. Buc-ee's compares the travel center to large shopping centers and a concert arena in a strained attempt to show why it should be classified as a convenience store in a C-1 zone.

With the travel center failing to meet the County's criteria to be considered similar to a convenience store, the report considers whether there is a defined land use that provides a better fit for a travel center. The analysis finds that the travel center does not strictly meet any defined use in the County's Code. However, when evaluated through the criteria for determining similar uses—the criteria currently under consideration by the County—the travel center meets the requirements to be considered similar to a truck stop. The report finds:

> "truck stops, like travel centers, are large-scale facilities that serve highway travelers with fuel sales, retail sales, and food services."

The analysis shows that classifying the travel center as similar to a truck stop meets the County's criteria for making "similar use" determinations in a number of ways:

- Consistent with Current Zoning Designation – A travel center would be consistent with the type of commercial zoning that allows for the construction of truck stops and does not rely on using an obsolete zoning designation.
- Has Impacts of Similar Type and Scale – A travel center would have characteristics similar to a truck stop, such as being a large multi-function facility with fuel and retail sales as well as restaurant services. Other similarities include significant traffic, large parking areas, 24-hour operations, and large fuel storage tanks.
- Special Use Designation for Truck Stops is Applicable – Truck stops are designated as a special use in the County's Code. This designation is appropriate to apply to a travel center so the County can utilize a more robust process to evaluate the impacts, location, and mitigation measures due to the travel center being a high-intensity use.

Unlike Buc-ee's strained attempts to classify the travel center as a convenience store, the evaluation of whether the travel center is similar to a truck stop adheres closely to the concept of a truck stop in terms of function and characteristics. The analysis finds that the Buc-ee's travel center meets the County's criteria to be considered similar to a truck stop and therefore should be classified as such. The report states that appropriately classifying the use will:

> "provide clarity to the applicant on the zoning requirements and process for pursuing the development of a Buc-ee's travel center in El Paso County."

This all should be common sense,
Mike Stern
18970 Spring Valley RD
Monument, CO 80132
1.3 Miles from the 600-700,000 SQ FT MEGA GAS STATION

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Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:36 AM
To: PCD Hearings
Subject: Fw: Opposition to Proposed Buc-ee担 Development Near Greenland Open Space
Attachments: image001.jpg

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/
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From: Pamela Crowley
Sent: Thursday, August 13, 2026 3:14 PM
To: Carrie Geitner; Lauren Nelson; Holly Williams; Cory Applegate; Bill Wysong; CARCTB; Meggan Herington; Joe Letke
Cc: kristin_salamack@fws.gov; lisa.schwantes@state.co.us; openspace@douglas.co.us; wildlifecrossings@dot.gov; DNR_wildlife.cpwinfo@state.co.us; gabriel.cosyleon@state.co.us; info@douglaslandconservancy.org; info@goco.org; info@ccalt.org; hi@conservationfund.org; DenverRegulatoryMailbox@usace.army.mil; SPA-RD-CO@usace.army.mil; Daniel.l.delgado@usace.army.mil; lynda.zamorawilson.senate@coleg.gov; matthew.smith1@mail.house.gov; dstern@palmer-lake.org; ajurka@palmer-lake.org; eharris@palmer-lake.org; rmoseley@palmer-lake.org; tbeltran@palmer-lake.org; mlakind@tomgov.org; sking@tomgov.org; sabbott@tomgov.org; jromanello@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mfiorito@tomgov.org; chelsea.brentzel@krdo.com; Breeanna Jent; brennen.kauffman@gazette.com; EXTERNAL Mary Shinn; Tony.Keith@koaa.com; asack@kxrm.com; achalfin@krcc.org; maggie.bryan@koaa.com; news@krdo.com; EXTERNAL KKTV News; EXTERNAL KOAA News; EXTERNAL Fox News; EXTERNAL Newsroom Denver; newsroom@coloradosun.com; talkshow@aol.com; news@cpr.org; opinion@gazette.com; EXTERNAL Vince Bzdek; slewis@krcc.org; EXTERNAL KRCC News; Integrity Matters
Subject: Fw: Opposition to Proposed Buc-ee 担 Development Near Greenland Open Space

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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 担 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 梡 rojected to generate approximately 20,000 vehicle trips per day 槞 ould 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: Jessica Merriam
Sent: Friday, August 14, 2026 11:42 AM
To: PCD Hearings
Subject: Fw: Public Comment on APP261 / ADM264 — Request to Deny Buc-ee's Appeal

Thank you,

Jessica Merriam
Board Support Specialist
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From: Patti Selvey
Sent: Thursday, August 13, 2026 3:43 PM
To: Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson
Cc: Meggan Herington; Kenny Hodges; Kylie Bagley; 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; 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; ASack@kxrm.com; EXTERNAL Fox News; EXTERNAL KKTV News; news@krdo.com; achalfin@krcc.org; EXTERNAL KRCC News; newstips@denver7.com; newstips@9news.com; tips@kdvr.com; jalvarado@denverpost.com; EXTERNAL Newsroom Denver; 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
Subject: Fw: Public Comment on APP261 / ADM264 — Request to Deny Buc-ee's Appeal

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Mark Safe
Report

El Paso County Digital, Strategy & Technology (DST)

Dear Commissioners:

I respectfully request that the Board deny Buc-ee's appeal in file APP261 and uphold the Planning and Community Development Director's July 1 determination in ADM264.

I understand that this appeal presents a limited question: whether the proposed Buc-ee's use is allowed in the C-1 zoning district as a "Convenience Store," or is sufficiently similar to an allowed use to be treated as one. This is not a request that the Board decide every potential impact of the proposed development. It is a request that the Board apply the existing Land Development Code without expanding an allowed-use classification beyond its reasonable meaning.

1. The Code separately identifies convenience stores and gas stations.

The Land Development Code separately defines and regulates "Convenience Store" and "Gas Station." A gas station is defined by the retail sale of gasoline, diesel or other vehicle fuel. The proposed facility would contain approximately 60 dispensers and 120 fueling positions and would plainly engage in retail vehicle-fuel sales on an extraordinary scale.

The C-1 use table allows convenience stores but does not list gas stations. Section 1.6.6 provides that listing a use as permitted in certain zoning districts excludes that use from districts in which it is not listed. Gas stations are listed in other commercial and industrial districts, but not in C-1.

The convenience-store definition states that a convenience store may include retail gasoline sales. That language should be read together with—not in a way that eliminates—the Code's separate gas-station definition and use-table classifications. Otherwise, virtually any fuel facility could become a C-1 convenience store merely by adding a sufficiently large retail building.

The Board should therefore consider the project's actual function, not simply the applicant's preferred label.

2. The proposal does not reasonably fit the neighborhood-serving element of the convenience-store definition.

The Code describes a convenience store as serving the neighborhood in which it is located. Buc-ee's proposes an approximately 74,000-square-foot facility with 120 fueling positions and hundreds of parking spaces at an interstate interchange.

Those characteristics indicate a regional interstate destination rather than a store principally serving the surrounding neighborhood. The question is not whether some nearby residents might shop there. The question is whether the proposed use, considered as a whole, reasonably fits the Code's neighborhood-serving convenience-store classification.

Treating an interstate corridor and its regional travelers as the relevant "neighborhood" would expand that term far beyond its ordinary land-use meaning.

3. The similar-use provision should not override the express exclusion of gas stations from C-1.

The applicant alternatively argues that the proposal is sufficiently similar to a permitted C-1 use. But a similar-use interpretation should not be used to accomplish indirectly what the use table does not permit directly.

The Code already recognizes and defines gas stations. Because gas stations are expressly listed in some districts and omitted from C-1, the similar-use process should not be used to reclassify a large fuel-centered operation as a convenience store.

The proposed project's scale, parking demand, fueling capacity, operating characteristics and regional orientation are also relevant to whether it is substantially similar in character and intensity to uses reasonably contemplated in C-1.

4. Denying the appeal would not prohibit Buc-ee's from pursuing the appropriate public process.

A denial would establish only that this particular proposal cannot proceed as a permitted C-1 convenience store based on the present record. Buc-ee's could pursue an applicable discretionary land-use process identified by county staff, potentially including rezoning or another process involving appropriate notice, technical review and public participation.

That approach would preserve the distinction between interpreting the existing Code and effectively changing the range of uses allowed in C-1.

For these reasons, I respectfully ask the Board to:

1. Deny the appeal in APP261;
2. Uphold the Director's determination in ADM264;
3. Find that the proposed use has not been shown to qualify as a C-1 convenience store or substantially similar permitted use; and
4. Require any further proposal to proceed through the applicable discretionary land-use process.

Thank you for considering this comment and including it in the official record.

Respectfully,
Patricia M. Selvey
Monument, CO

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:30 AM
To: PCD Hearings
Subject: Fw: Buc-ees' Application

Thank you,

Jessica Merriam
Board Support Specialist
El Paso County | Planning and Community Development
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From: Robert Hostetler
Sent: Thursday, August 13, 2026 3:16 PM
To: Meggan Herington; Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson; Kenny Hodges; Kylie Bagley
Subject: Fw: Buc-ees' Application

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. Please stand up for what's right! Say NO to building on top of Monument Hill/Palmer Divide, to this horrible out-of-state company, and its consultants, that has shown time and time again its total disregard for our area and the land that we want to protect. Buc-ees and its representatives have shown and said out loud that it cares for NO ONE except itself, and its bank account. Stan Beard, the Buc-ees representative, even said out loud to everyone at the first meeting in Palmer Lake that Buc-ees is a "destination travel center" for the thousands of "interstate travelers" passing through going to somewhere else. Do you want to give any type of money that our own local businesses would get, to an out-of-state company that only wants to destroy our Northern EL Paso County area? If you do want Buc-ees revenue for El Paso County, then help them go further south to other unincorporated EPC land or to Fountain where they have begged them to come, and are using a different aquifer for their water. The Pikes Peak International Raceway is a safer and a great location that could really use the refurbishment and would be more beneficial to El Paso County. Monument Hill/Palmer Divide will stay safe and beautiful, and the water needed for residents and towns like Palmer Lake, Larkspur, Northern EPC stays safe for generations as well. The Greenland Ranch Open Space and the Wildlife Overpass will be safe too. If you do decide to approve Buc-ees on

Monument Hill/Palmer Divide, then please explain to everyone why you let one single, very destructive, gaudy, 74K+ sq ft gas station, FOREVER destroy Monument Hill/Palmer Divide, and the beautiful northern entrance to El Paso County, just for its tax revenue when you could still get it in another location, further south. This is a company that has repeatedly shown that it is manipulative and Does Not Care what the local community thinks. You should listen to how the people of Northern El Paso County, Southern Douglas County, and the Tri- Lakes communities really feel. You should listen to all the meetings and read all the social media posts where Buc-ees is discussed, because those same people, and many, many more, will be attending your own meetings to let you know exactly how we feel and what undeniable evidence will be brought to support why this is a bad place for Buc-ees to be built. The idea that this travel destination could seriously be considered as a convenience store is preposterous. You have no doubt heard and read all the reasons why approving this is a bad idea for County Line Road - traffic, light pollution, wildlife danger, water, weather etc. etc. but you seem to not be listening. You should listen to how the people of Northern El Paso County, Southern Douglas County, and the Tri- Lakes communities really feel. You should listen to all the meetings and read all the social media posts where Buc-ees is discussed, because those same people, and many, many more, will be attending your own meetings to let you know exactly how we feel and what undeniable evidence will be brought to support why this is a bad place for Buc-ees to be built. A decision of this consequence, affecting the whole region, requires public notice and a hearing - and the County itself stated in February 2026 that "a public hearing is required to determine the use classification" for a project like this. A no-notice administrative determination, issued with no opportunity for the public to be heard, is wrong. Please vote your consciences and follow the will of your constituents, not the out-of-state corporate greed. Sincerely, Robert D. Hostetler Resident, Northern El Paso County

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:33 AM
To: PCD Hearings
Subject: Fw: Buc-ees request to be considered a convenience store

Thank you,

Jessica Merriam
Board Support Specialist
El Paso County | Planning and Community Development
2880 International Circle Suite 110
Colorado Springs, CO 80910
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From: robyn.tinkle.23@gmail.com
Sent: Thursday, August 13, 2026 3:26 PM
To: Bill Wysong; Holly Williams; Cory Applegate; Carrie Geitner; Lauren Nelson
Subject: Fw: Buc-ees request to be considered a convenience store

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El Paso County Commissioners,

I understand that Meggan Harington has tasked the county commissioners with deciding whether or not Buc-ees can be considered as a “convenience store.” I previously sent this letter to Meggan and to you, the county commissioners as well. Now that the task has been delegated to all of you, I am sending the letter again and want it to go on record. Here’s why Buc-ees is not a convenience store and why the public should be heard when it comes to making this decision:

According to the Buc-ee's update posted on the El Paso County website, the Planning and Community Development Director will determine whether the proposed Buc-ee's development qualifies as a "Convenience Store " under the County's zoning regulations. I also understand that the decision to approve or deny Buc-ees request may fall to the county commissioners, therefore I have cc’d them as well.

I am seeking clarification regarding this determination. During the project's pre-application discussions approximately two years ago, it appeared that County staff and the applicant agreed that a rezoning request would be required. What has changed since that time that now allows consideration of this project under the existing zoning framework?

The proposed Buc-ee's development appears substantially different in scale and function from what is commonly understood as a convenience store. The project includes approximately 120 fuel pumps, a 74,000-square-foot retail building, and a site of roughly 30 acres. These characteristics are more consistent with a regional travel center than a traditional convenience store.

For comparison, similar facilities in the area are significantly smaller:

- Buc-ee's Proposed Monument Facility: 74,000 SF building on 30 acres
- Pilot Travel Center: 13,479 SF building on 9.9 acres
- QuikTrip: 7,628 SF building on 7.56 acres
- Valero: 4,099 SF building on 2.04 acres
- 7-Eleven (Monument): 2,400 SF building on 0.23 acres

The proposed Buc-ee's facility is many times larger than existing convenience stores and even substantially larger than established travel centers. If the County's zoning code does not contain a category that accurately reflects the size and operational characteristics of this project, that may indicate the proposal falls outside the intent of the existing zoning regulations rather than fitting within them.

For these reasons, I respectfully request that the County deny the applicant's request to classify this project as a convenience store and instead require the appropriate zoning review process. Such a significant development deserves careful consideration through a process that accurately reflects its scale, impacts, and land-use characteristics.

I have previously submitted comments outlining concerns regarding traffic, community character, infrastructure demands, and compatibility with the surrounding area. Those concerns remain valid.

Thank you for your consideration of this matter.

Sincerely,

Robyn Tinkle

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:35 AM
To: PCD Hearings
Subject: Fw: Growing Dirt Mounds on Buc-ees Property
Attachments: img-1fc8a91f-5141-47d5-9b4d-29b166257fa7.png

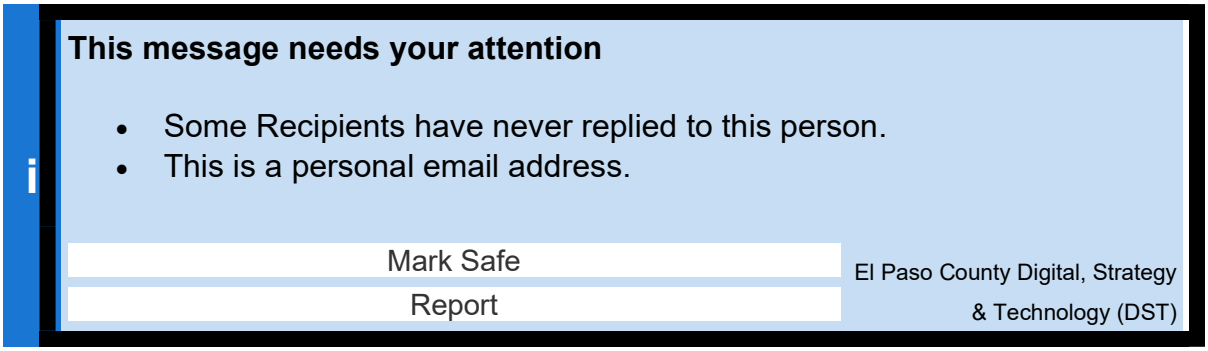
Thank you,

Jessica Merriam
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From: Ron Baumert
Sent: Thursday, August 13, 2026 3:13 PM
To: Meggan Herington; Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson; Kenny Hodges
Cc: 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; 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; sam.page@krdo.com; ASack@kxrm.com; EXTERNAL Fox News; EXTERNAL KKTV News; achalfin@krcc.org; EXTERNAL KRCC News; newstips@denver7.com; newstips@9news.com; tips@kdvr.com; jalvarado@denverpost.com; EXTERNAL Newsroom Denver; 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
Subject: Fw: Growing Dirt Mounds on Buc-ees Property

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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
rbaumert@gmail.com
+1 (408) 313-8562

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:36 AM
To: PCD Hearings
Subject: Fw: Oppose buccees claim as a convenient store APP261

Thank you,

Jessica Merriam
Board Support Specialist
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From: Sch Na
Sent: Thursday, August 13, 2026 3:39 PM
To: Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson; Meggan Herington; Kenny Hodges; Kylie Bagley
Subject: Fw: Oppose buccees claim as a convenient store APP261

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I am writing to urge El Paso County to deny Buc-ee's request to classify its proposed Monument-area project as a "convenience store."

The proposed Buc-ee's is a travel center as described on their own website and is not appropriate for the location which is across the street from homes and conserved open space.

It will be the largest gas station in El Paso County, potentially all of Colorado, and should not be grouped as a convenience store. It is undeniable that the draw for Buccee's 10k plus cars per day is gasoline, with food and merchandise being secondary, thus not a convenience store.

Please deny the proposal as a convenience store because it does not adhere to the El Paso County master plan and to the property rights of those surrounding the proposed location.

Thank you,
Scheri Nagaraj

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:38 AM
To: PCD Hearings
Subject: Fw: Proposed Bucee担 monument Colorado/el paso county

Thank you,

Jessica Merriam
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From: SelnSer Romero
Sent: Thursday, August 13, 2026 3:35 PM
To: Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson; Meggan Herington; Kenny Hodges; Kylie Bagley; 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; ASack@kxrm.com; EXTERNAL Fox News; EXTERNAL KKTV News; achalfin@krcc.org; EXTERNAL KRCC News; newstips@denver7.com; newstips@9news.com; tips@kdvr.com; jalvarado@denverpost.com; EXTERNAL Newsroom Denver; 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
Subject: Fw: Proposed Bucee 担 monument Colorado/el paso county

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Mark Safe
Report

El Paso County Digital, Strategy & Technology (DST)

Commissioners,

I am writing as a neighbor that lives, works and drives where Bucees wants to put a 74,000 footprint. Not only is this number extreme for our neighborhood, but add the 20 some thousand cars on our major intersections including County Line and Monument Hill Road.
Even the unsatisfactory plan for Beacon Lite Road calls for all homes that live along that stretch to be "right in, right out". This includes the church traffic. No one will be able to turn left on Beacon Lite and exit to County Line but be forced to go down to 105 to get out of their own neighborhood.

These are all huge safety considerations for this neighborhood.

This is ANYTHING but convenience to my neighborhood and work routes.

We do not want the encroachment of huge parking lots, and huge unsafe traffic patterns to cause harm in our neighborhoods.

Vote NO to Bucees using a C-1 zoning code.
In fact, vote NO Bucees period.

Thank you
Selina Romero

Get Outlook for iOS

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:34 AM
To: PCD Hearings
Subject: Fw: Fair Procedures for the Buc-ee担 Appeal Hearing

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: terreswim77@gmail.com
Sent: Thursday, August 13, 2026 3:17 PM
To: Carrie Geitner; Lauren Nelson; Holly Williams; Cory Applegate; Bill Wysong; CARCTB
Cc: PLNWEB; Kylie Bagley; Meggan Herington; Kenny Hodges; Bret Waters; 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; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mfiorito@tomgov.org; Integrity Matters; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; Elizabeth Harris; rmoseley@palmer-lake.org; jmarble@palmer-lake.org; mbeeson@palmer-lake.org; Jurka Atis; savannah.eller@gazette.com; tony.keith@koaa.com; sam.page@krdo.com; Noah.Caplan@koaa.com; Austin Sack; Karin.Brulliard@washpost.com; Jim Carlton; Jessica Alvarado Gamez; Olivia Prentzel; Andrea Chalfin; talkshow@aol.com; EXTERNAL KKTV News; spencer.soicher@9news.com; news@cpr.org; EXTERNAL Newsroom Denver; EXTERNAL KRCC News; newsroom@coloradosun.com; tips@kdvr.com; tips@thefp.com; tips@cnn.com; newstips@9news.com; EXTERNAL News TipsDenver; newstips@denver7.com; news-tips@nytimes.com; tips@nbcuni.com; news.tips@abc.com; LBergman@newsnationnow.com; wia@woodmoor.org; Opinion@gazette.com; jarvis.caldwell.house@coleg.gov
Subject: Fw: Fair Procedures for the Buc-ee担 Appeal Hearing

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. Commissioners, As you have planned executive session on Tuesday concerning Buc-ees, I respectfully ask that you establish fair

and transparent procedures for the upcoming Buc-ee's appeal hearing. Specifically, I ask that you provide an organized Tri-Lakes citizens' group with presentation time equal to that of the applicant; allow the community to offer a closing statement after the applicant's rebuttal; include in the record the relevant Palmer Lake proceedings and the County's administrative determination; and establish reasonable, clearly disclosed time limits that apply equally to both the applicant and the community. I also respectfully request that you bring this hearing to the people most directly affected. Please hold it in the Tri-Lakes area, during the evening, at a time and location that allows working residents and other community members to participate. The citizens who will live with the consequences of this decision deserve a meaningful opportunity to present their case, respond to the applicant, and be heard before this important decision is made. Thank you for your consideration. Respectfully, Terre Christensen Monument

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:29 AM
To: PCD Hearings
Subject: Fw: Buc-ee's Appeal of Administrative Determination ADM264 - request to deny

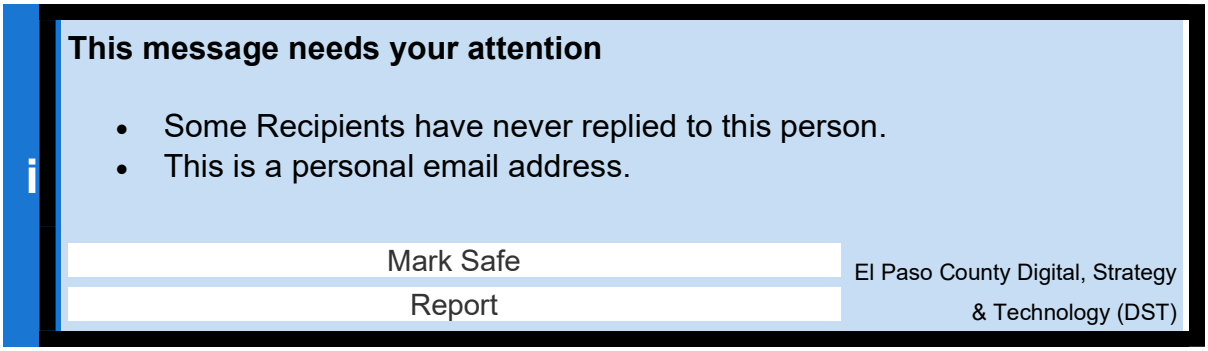
Thank you,

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: terreswim77@gmail.com
Sent: Thursday, August 13, 2026 3:48 PM
To: Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson
Cc: Meggan Herington; Kenny Hodges; Kylie Bagley; 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; 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; ASack@kxrm.com; EXTERNAL Fox News; EXTERNAL KKTV News; news@krdo.com; achalfin@krcc.org; EXTERNAL KRCC News; newstips@denver7.com; newstips@9news.com; tips@kdvr.com; jalvarado@denverpost.com; EXTERNAL Newsroom Denver; 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
Subject: Fw: Buc-ee's Appeal of Administrative Determination ADM264 - request to deny

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Commissioners,

The question before you is **Does the Buc-ee's proposal comply with the Land Development Code as written?**

The answer is no.

Buc-ee's asks the Board to classify a **74,000-square-foot travel center with 120 fuel positions and nearly 800 parking spaces** as a neighborhood convenience store. That stretches the ordinary meaning of "convenience store" beyond recognition.

The county's own approval history demonstrates why. Existing convenience stores in El Paso County are a fraction of this size, with far fewer fuel pumps and parking spaces. This proposal is not simply a larger version of an allowed use—it is a fundamentally different land use in both scale and intensity.

The C-1 district was intended for neighborhood-serving commercial uses. This project is designed to attract travelers from across the region on Interstate 25, not residents of the surrounding community. Its primary purpose is serving highway traffic.

Location matters.

Monument Hill is characterized by rural residential neighborhoods, protected open space, and the Greenland wildlife corridor. The proposed site sits at the edge of a landscape where residents have deliberately chosen a different pattern of development than exists farther south along the interstate.

Approving this project as a "convenience store" would establish a precedent with no meaningful limiting principle. If this proposal qualifies, what would not? At what point does a convenience store become a regional travel center? The Land Development Code provides no indication that the Board should erase those distinctions.

If the existing code does not clearly authorize a project of this magnitude, the proper course is not to redefine the use. The proper course is the public legislative process—a rezoning, Planned Unit

Development, or other discretionary review—where the impacts can be fully evaluated and the public has meaningful participation.

No one is suggesting Buc-ee's should never build in El Paso County. The question is whether this project belongs on this site under this zoning.

The Planning Director correctly concluded that the administrative process could not resolve that question. The appropriate response is not to force a classification that the code does not support, but to require the applicant to pursue the review process intended for projects of this size and regional impact.

For these reasons, I respectfully ask the Board to deny the appeal and require any future application to proceed through the appropriate discretionary land-use process.

Sincerely,

Terre Christensen
Monument

Jessica Merriam

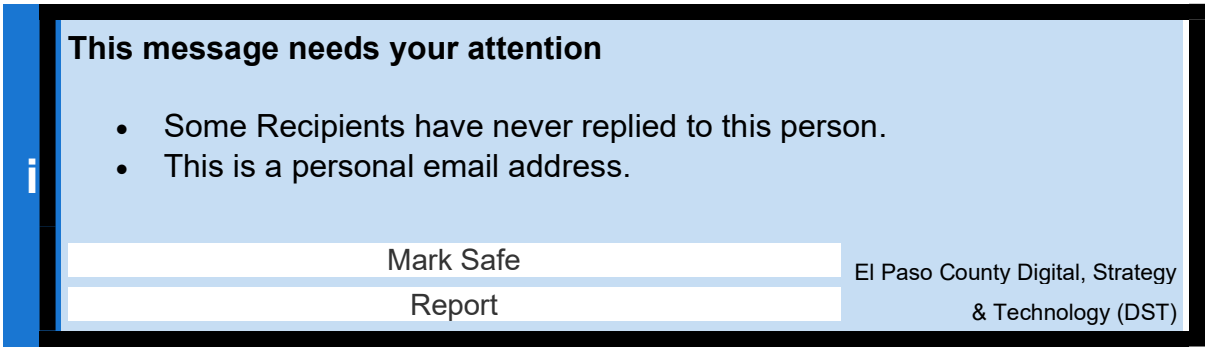
From: Jessica Merriam
Sent: Friday, August 14, 2026 11:45 AM
To: PCD Hearings
Subject: Fw: Request-- File APP261

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: J D
Sent: Thursday, August 13, 2026 3:20 PM
To: Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson
Cc: PCD Hearings; PLNWEB; CARCTB; Meggan Herington; Kenny Hodges; Kylie Bagley; 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; ASack@kxrm.com; EXTERNAL Fox News; EXTERNAL KKTV News; achalfin@krcc.org; EXTERNAL KRCC News; newstips@denver7.com; newstips@9news.com; tips@kdvr.com; jalvarado@denverpost.com; EXTERNAL Newsroom Denver; 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; 13investigates@krdo.com
Subject: Fw: Request-- File APP261

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Ladies and gentlemen -- We live near County Line Road and I-25, Monument Hill.

In response to Bucee's appeal to obtain a "Convenience Store " status, we oppose. This entity is not a "Convenience Store " under the Land Development Code. Based on its interstate travelers' focus, square footage and more than one hundred gas pumps, Bucees defies the Code's "Convenience Store " classification.

We request the Board of County Commissioners deny Bucee's appeal and uphold the Planning and Community Development Director's administrative determination. The report defines "Convenience Store " in part as "An establishment for the purpose of offering for sale to the neighborhood in which it is located... " By its own representative's public statements, Bucees caters to thousands of interstate travelers, not the surrounding neighborhood nor the El Paso County community as a whole; it is a destination location for cross-country/interstate travelers, which negates its claim to a "Convenience Store " classification.

Due to our perception of Bucees' consistent efforts to keep its progress on Monument Hill off the record, we further request the Board hold them to a standard of full transparency and public involvement on all future activities.

Thank you to Ms. Herington, who advised that staff is creating documents of all e-mails for this file and the BoCC.

Respectfully,
Jean and Terry Duggan

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:41 AM
To: PCD Hearings
Subject: Fw: 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)

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: Tom Robbins
Sent: Thursday, August 13, 2026 3:18 PM
To: Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson; PLNWEB
Subject: Fw: 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)

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message. Dear Commissioners: It is beyond my imagination that a the commissioners could consider the proposed Buc-ee's a convenience store. All of their literature calls the stores "Travel Centers". The a proposed size of 74,000 sqft, consider Monument's current convenience stores (this data is from the El Paso County Assessor web site). 7-Eleven - Use: Convenience Store, 283 W Highway 105 - 2,400 sqft 7-Eleven - Use: Convenience Store, 990 W Baptist Rd - 3,049 sqft Cicle K - Use: Convenience Store, 1190 W Baptist Rd - 3,681 sqft Maverik - Use: Convenience Store, 17970 Knollwood Dr - 4,951 sqft Two truck stops: QuikTrip - Use: Convenience Store, 1525 W Baptist Rd - 7,628 sqft Pilot Travel Center - Use: Convenience Store, 15455 Terrazzo Dr - 13,479 sqft For comparison, the local grocery store, Safeway - Use: Market, 624 W HIGHWAY 105 - 55,83 sqft I respectfully request that the Board: Deny Buc-ee's appeal and uphold the Director's July 1 determination; Recognize that a 120-position fuel facility is a gas station, which the Code excludes from C-1; Decide the appeal in public, on a full evidentiary record, with the community heard; and 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 Tom Robbins 20035 Lofty Pine Ln Monument, CO 80132 Resident of North Woodmoor since 1998

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:37 AM
To: PCD Hearings
Subject: Fw: Opposition to Bucees Appeal
Attachments: BOCC Public Hearing signed for 7-21-26.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: tracy john
Sent: Thursday, August 13, 2026 3:23 PM
To: ADMBOCCCom; Holly Williams; Carrie Geitner; Bill Wysong
Cc: Katherine; Kelley Kopycinski; TPI Secretary
Subject: Fw: Opposition to Bucees Appeal

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Dear Board of County Commissioners,

Attached is a signed letter that I would like entered into the record as opposition to the appeal by Buc-ee's regarding the rezoning of a parcel of land in Monument.

I understand that the Board will be meeting to consider this matter, and I respectfully request that the attached letter be considered as part of the public record and included as opposition to the appeal.

Thank you for your time and consideration.

Sincerely,

Tracy John

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

July 16, 2026

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

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

Dear Chair and Commissioners:

I respectfully urge you to vote no on the Buc-ee's rezoning appeal and halt this proposed development in northern El Paso County. This is not a routine zoning matter. It is a decision about whether to permit a massive, high-intensity travel center in an area already burdened by traffic congestion, unsafe road conditions, public safety demands, and limited groundwater.

At approximately 74,000 square feet with about 120 fueling positions, Buc-ee's is far beyond the scale of a neighborhood convenience store. Its size and operations would bring substantially more vehicle trips, turning conflicts, heavy traffic, noise, lighting, emergency response demands, and pressure on roads that are already inadequate. Approving this project under C-1 zoning would ignore the purpose of that zoning: to ensure commercial uses remain compatible with nearby residential areas and surrounding properties.

- **Not community-serving:** Buc-ee's is designed for regional highway traffic, not local neighborhood needs.
- **Not compatible:** Its scale, traffic, fuel operations, and round-the-clock impacts conflict with nearby land uses.

C-1 zoning should protect community character and prevent incompatible commercial impacts. A Buc-ee's Travel Center at this location would do the opposite. Its scale and intensity would harm nearby residents, strain public infrastructure, and set a troubling precedent for development that exceeds what the zoning allows.

These impacts should not be minimized or deferred. They should stop this proposal from moving forward.

The review process also raises serious concerns. The March 10, 2026 administrative boundary line adjustment appears to have enabled a project of regional scale to advance

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

without the level of public scrutiny it deserves. Even if that process was technically allowed, it should not determine the outcome now. The Board has both the authority and responsibility to apply independent judgment, protect the public interest, and reject a development that is incompatible with this location.

Tri-Lakes Preservation, Inc. has also provided an independent analysis showing that Buc-ee's should not be classified as a convenience store under the El Paso County Land Development Code. The County's code does not define travel centers, and Buc-ee's is attempting to proceed by fitting a 31-acre, highway-oriented travel center into an obsolete C-1 zoning category intended for much smaller, more compatible uses.

The analysis makes clear that Buc-ee's is not a convenience store because:

- It is not neighborhood-scale.
- Its 120 fueling positions far exceed incidental fuel sales.
- Its restaurant and food preparation operations exceed convenience-store use.
- Its traffic, parking, lighting, fuel storage, and 24-hour operations create impacts far beyond C-1 zoning.
- Its function and impacts are far closer to a truck stop than a convenience store.

Buc-ee's own materials do not support treating this proposal as a convenience store. Instead, they show a large regional travel center with impacts that require a more rigorous review. Labeling it as a convenience store would sidestep the scrutiny appropriate for a project of this size and intensity.

The more accurate comparison is to a truck stop: a large-scale highway facility offering fuel, retail, food service, extensive parking, and continuous operations. That classification would require the County to evaluate the project through a more appropriate process focused on location, impacts, and mitigation.

For these reasons, I urge the Board to vote no, deny the rezoning appeal, and stop this incompatible development from moving forward. The burden should not fall on residents, local roads, emergency services, and scarce groundwater resources to absorb the impacts of a project that does not belong at this location.

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

Respectfully submitted,



Tracy John
18810 Spring Valley Rd
Monument, CO 80132

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:26 AM
To: PCD Hearings
Subject: Fw: BoCCs Hearing Rules

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: Tri-Lakes Preservation (TPI)
Sent: Thursday, August 13, 2026 3:03 PM
To: Meggan Herington; Holly Williams; Carrie Geitner; Lauren Nelson; Cory Applegate; Bill Wysong
Cc: Shawn Sawyer; Mary Scott; Matt Beverly; Angela Fike; editor@monumentindependent.com
Subject: Fw: BoCCs Hearing Rules

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All,

The rules for the upcoming Buc-ee's hearing are now out. According to EPCO, " El Paso County is committed to providing a public hearing process that is transparent, respectful, and fair. "

Will the developer be restricted to the same limits being imposed on the public including being capping their speaking time to 60 seconds with no electronic presentations allowed?

If they will be allowed to speak without limit and are allowed to present a slideshow, how is this fair to the public?

Very Respectfully,

Tri-Lakes Preservation, Inc. (TPI)

www.trilakespreservation.org
www.stopbucees.com

If you would like to unsubscribe, please let us know.

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 14, 2026 11:37 AM
To: PCD Hearings
Subject: Fw: Opposition to Convenient Store Classification

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: tshook17@gmail.com
Sent: Thursday, August 13, 2026 3:36 PM
To: Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson; Meggan Herington; Kenny Hodges; Kylie Bagley; 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; 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; ASack@kxrm.com; EXTERNAL Fox News; EXTERNAL KKTV News; achalfin@krcc.org; EXTERNAL KRCC News; newstips@denver7.com; newstips@9news.com; tips@kdvr.com; jalvarado@denverpost.com; EXTERNAL Newsroom Denver; 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
Subject: Fw: Opposition to Convenient Store Classification

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Mark Safe
Report

El Paso County Digital, Strategy & Technology (DST)

Dear Members of the El Paso County Board of County Commissioners, Meghan Herrington,

I respectfully submit this letter to express my continued concerns regarding the proposed Buc-ee's development at Monument Hill and the related applications currently before El Paso County.

Over the past two years, residents throughout the Tri-Lakes region have consistently voiced concerns regarding the scale, location, water demands, traffic impacts, environmental consequences, and overall compatibility of this project with the character of northern El Paso County. The materials submitted into the public record demonstrate that these concerns are neither isolated nor recent. They represent a sustained and widespread response from residents who believe this proposal is fundamentally incompatible with the Monument Hill corridor.

Buc-ee's should not be characterized as a convenience store. It is a massive interstate travel center consisting of approximately 74,000 square feet of retail and restaurant space and approximately 120 fueling positions. This scale far exceeds what most residents envision when they hear the term "convenience store."

The proposed development would function as a regional destination designed to attract thousands of vehicles daily. Its impacts would include increased traffic, noise, light pollution, fuel emissions, water consumption, and pressure on local infrastructure. Such a facility is fundamentally different from a neighborhood convenience store and should be evaluated accordingly.

While much public attention has focused on whether a formal Buc-ee's application has been filed, many residents remain concerned that related land-use actions, water-right

transfers, boundary adjustments, and well applications may facilitate the eventual development of a project that has already generated substantial public opposition. Equally concerning is the appearance of overlapping relationships among individuals involved in land-use decisions, consulting activities, and project advocacy. Whether or not any actual conflict exists, public confidence in the process depends upon transparency, disclosure, and the avoidance of circumstances that create an appearance of impropriety. Residents deserve assurance that all decisions are being evaluated solely on the merits of the application and in accordance with county regulations.

Of particular importance is the long-term protection of water resources within the Denver Basin aquifer system. Water is not merely another development consideration in northern El Paso County; it is the limiting factor that will determine the sustainability of future growth. Any proposal that could affect groundwater availability warrants the highest level of scrutiny and public review.

The Monument Hill interchange serves as more than a commercial opportunity. It is a gateway to our communities and a critical transportation corridor connecting Palmer Lake, Monument, Woodmoor, and surrounding neighborhoods. Many residents believe that introducing a development of this magnitude—including a large-scale travel center with extensive fueling operations—would permanently alter the character of the area and create impacts that far outweigh any perceived benefits.

I respectfully request that the Board ensure complete transparency throughout every stage of review, require strict compliance with all county regulations and water requirements, carefully evaluate any potential conflicts or appearances of conflicts, and give substantial weight to the concerns repeatedly expressed by residents throughout the Tri-Lakes region.

The public's trust in county government depends not only on the final decision but on the integrity, openness, and fairness of the process that leads to it.

Thank you for your consideration and for your service to the residents of El Paso County.

Respectfully,

Trina Shook

From: Bill Normile
To: Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson; Paula Linhares; Meggan Herington
Subject: Bucees again. Letter of protest from a County Resident
Date: Wednesday, July 8, 2026 7:55:08 AM

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Mark Safe | Report

El Paso County Digital, Strategy & Technology (DST)

Distinguished members of EPCO commissioners.

This email will be from my heart and not a prescribed format.
Ms. Linhares I have emailed you many times during this fiasco regarding our county and neighborhood in Northern EPCO.
This time I ask you to see this challenge by the Bucees team as an insult to Ms. Herington's decision that Bucees is not a convenience store. We pay and elect all of you and Ms. Herington to represent us we must trust your decisions. It seems that Bucess, from out of state, feels they are more knowledgeable about that decision than you.
If you, Ms. Herington after careful thought decides this does not fit into the convenience store guideline then what right do they have to challenge this decision.
County COmmissioners, Please respect this decision and do not cave to the demands of this out of state company to bully you.
If there is a location that will handle this operation in the County based on the rules set forth then godspeed to their building.
This location does not legally conform to a bucees location or any other entity that does not fit into the guidelines.
This seems rather simple. Doesn't it?
Thank you
Bill Normile

EPCO Resident

--
One person caring about another represents life's greatest value.

Jim Rohn

From: Ron Baumert
To: Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson
Cc: Meggan Herington; Kenny Hodges; Kylie Bagley; mlakind@tomgov.org; sking@tomgov.org; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mfiorito@tomgov.org; 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
Subject: Deny Buc-ee"s appeal
Date: Wednesday, July 8, 2026 2:21:46 AM

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El Paso County Digital, Strategy & Technology (DST)

Dear Commissioners,

I urge you to deny Buc-ee's appeal and uphold the Planning and Community Development Director's July 1, 2026 determination.

This appeal comes down to one simple question: **Is Buc-ee's a convenience store serving the surrounding neighborhood, or is it a massive interstate travel center?**

The answer is obvious.

Buc-ee's is a 30+ acre, 74,000-square-foot destination travel center with approximately 120 fueling positions. The company itself markets these facilities as destinations, not neighborhood convenience stores. At its recent Goodyear, Arizona opening, Buc-ee's described the store as "a destination," comparing it to Disney World. Hotels sold out, and customers traveled from multiple states to visit. Buc-ee's has also stated that approximately 88% of its customers travel more than 20 miles to reach its stores.

That is not a neighborhood convenience store by any reasonable interpretation of the Land Development Code.

The Code requires a convenience store to serve "the neighborhood in which it is located." It

also treats gas stations and convenience stores as separate land uses and intentionally allows gas stations in several commercial districts—but not in C-1. A facility with 120 fueling positions is plainly a gas station and an interstate travel center, regardless of whether it also sells sandwiches, souvenirs, or groceries.

Frankly, this should never have been a close call. But for some reason, the Director was unable to determine that Buc-ee's is not a convenience under LDC. The evidence overwhelmingly demonstrates that Buc-ee's is not the type of neighborhood-serving use contemplated by the C-1 district.

This is not a vote on Buc-ee's as a company. It is a vote on whether the County will apply its own Land Development Code as written. If Buc-ee's wishes to build in El Paso County, it should pursue the zoning district intended for large-scale commercial and travel-oriented uses —not attempt to fit a regional destination into a zoning category designed for neighborhood convenience stores.

For these reasons, I respectfully ask you to deny the appeal by Buc-ee's; it does NOT belong at their proposed location.

- - -
Ron Baumert
rbaumert@gmail.com
Monument CO

Jessica Merriam

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

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

From: Katelyn Christensen <twotruffledsisters@gmail.com>
Sent: Tuesday, July 21, 2026 10:40 AM
To: Lauren Nelson <LaurenNelson@elpasoco.com>; Holly Williams <HollyWilliams@elpasoco.com>; Cory Applegate <CoryApplegate@elpasoco.com>; Bill Wysong <BillWysong@elpasoco.com>; CARCTB <carctb@elpasoco.com>; Carrie Geitner <CarrieGeitner@elpasoco.com>
Cc: PLNWEB <PLNWEB@elpasoco.com>; Kylie Bagley <KylieBagley@elpasoco.com>; Meggan Herington <MegganHerington@elpasoco.com>; Kenny Hodges <KennyHodges@elpasoco.com>; Bret Waters <BretWaters@elpasoco.com>; michaela.snow@state.co.us; cdphe.commentswqcd@state.co.us; Jason.Ullmann@state.co.us; Tracy.Kosloff@state.co.us; ColoradoES@fws.gov; mlakind@tomgov.org; Steve King <sking@tomgov.org>; sabbott@tomgov.org; csmith@tomgov.org; lkronick@tomgov.org; kkimple@tomgov.org; mfiorito@tomgov.org; Integrity Matters <integritymatterscos@gmail.com>; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; Elizabeth Harris <eharris@palmer-lake.org>; rmoseley@palmer-lake.org; jmarble@palmer-lake.org; mbeeson@palmer-lake.org; Jurka Atis <ajurka@palmer-lake.org>; savannah.eller@gazette.com; tony.keith@koaa.com; sam.page@krdo.com; Noah.Caplan@koaa.com; Austin Sack <asack@kxrm.com>; Karin.Brulliard@washpost.com; Jim Carlton <jim.carlton@wsj.com>; Jessica Alvarado Gamez <jalvarado@denverpost.com>; Olivia Prentzel <oliviaprentzel@coloradosun.com>; Andrea Chalfin <achalfin@krcc.org>; talkshow@aol.com; EXTERNAL KKTV News <news@kktv.com>; spencer.soicher@9news.com; news@cpr.org; EXTERNAL Newsroom Denver <newsroom@denverpost.com>; EXTERNAL KRCC News <news@krcc.org>; newsroom@coloradosun.com; tips@kdvr.com; tips@thefp.com; tips@cnn.com; newstips@9news.com; EXTERNAL News TipsDenver <newstips@thedenverchannel.com>; newstips@denver7.com; news-tips@nytimes.com; tips@nbcuni.com; news.tips@abc.com; LBergman@newsnationnow.com; wia@woodmoor.org; Opinion@gazette.com; jarvis.caldwell.house@coleg.gov
Subject: Fair Procedures for the Buc-ee's Appeal Hearing

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El Paso County Digital, Strategy & Technology (DST)

Dear Commissioners,

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

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

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

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

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

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

Respectfully,
Kate Patterson
Business owner

Jessica Merriam

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

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

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El Paso County Digital, Strategy & Technology (DST)

Commissioners,

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

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

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

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

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

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

Respectfully,

Brian and Marti Breedlove
Tri Lakes Residents

From: terreswim77@gmail.com
To: Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson
Cc: Meggan Herington; Kenny Hodges; Kylie Bagley; 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; 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; ASack@kxrm.com; EXTERNAL Fox News; EXTERNAL KKTV News; news@krdo.com; achalfin@krcc.org; EXTERNAL KRCC News; newstips@denver7.com; newstips@9news.com; tips@kdvr.com; jalvarado@denverpost.com; EXTERNAL Newsroom Denver; 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
Subject: Buc-ee"s Appeal of Administrative Determination ADM264 - request to deny
Date: Wednesday, July 8, 2026 7:22:31 AM

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El Paso County Digital, Strategy & Technology (DST)

Commissioners,

The question before you is **Does the Buc-ee's proposal comply with the Land Development Code as written?**

The answer is no.

Buc-ee's asks the Board to classify a **74,000-square-foot travel center with 120 fuel positions and nearly 800 parking spaces** as a neighborhood convenience store. That stretches the ordinary meaning of "convenience store" beyond recognition.

The county's own approval history demonstrates why. Existing convenience stores in El Paso County are a fraction of this size, with far fewer fuel pumps and parking spaces. This proposal is not simply a larger version of an allowed use—it is a fundamentally different land use in both scale and intensity.

The C-1 district was intended for neighborhood-serving commercial uses. This project is

designed to attract travelers from across the region on Interstate 25, not residents of the surrounding community. Its primary purpose is serving highway traffic.

Location matters.

Monument Hill is characterized by rural residential neighborhoods, protected open space, and the Greenland wildlife corridor. The proposed site sits at the edge of a landscape where residents have deliberately chosen a different pattern of development than exists farther south along the interstate.

Approving this project as a “convenience store” would establish a precedent with no meaningful limiting principle. If this proposal qualifies, what would not? At what point does a convenience store become a regional travel center? The Land Development Code provides no indication that the Board should erase those distinctions.

If the existing code does not clearly authorize a project of this magnitude, the proper course is not to redefine the use. The proper course is the public legislative process—a rezoning, Planned Unit Development, or other discretionary review—where the impacts can be fully evaluated and the public has meaningful participation.

No one is suggesting Buc-ee’s should never build in El Paso County. The question is whether this project belongs on this site under this zoning.

The Planning Director correctly concluded that the administrative process could not resolve that question. The appropriate response is not to force a classification that the code does not support, but to require the applicant to pursue the review process intended for projects of this size and regional impact.

For these reasons, I respectfully ask the Board to deny the appeal and require any future application to proceed through the appropriate discretionary land-use process.

Sincerely,

Terre Christensen
Monument