

**APP261 - Buc-ee's Appeal
General Public Comments
Sent to Citizen Connect**

Case Number	SR Contact	Commissioner Category	Commissioner Category Description	Description	Summary of Issue	Created Date
CCM-2622406	Wynn Martens	Rezoning/Land Use	Buc-ee's	Buc ee's is bullying itself into our county and on the edge of OUR Greenland Ranch open space in Douglas County. Does El Paso County really want to be the rude neighbor that spits in the face of this conserved land? Just because it is across the county line doesn't mean it isn't yours to respect and protect. If you have to let Buc ees into El Paso county, stick them where they belong — in some shopping center. My family has ranches and lived in Colorado Springs in El Paso and Douglas County for three generations (north of the Black Forest along the county line road). It is a very special place that deserves to be respected and cared for. Thank you for using your energy and position to take care of Colorado and that special place. Oh and, Buc ee's is full of crap - they are a gas station and if you bend to their pressure you will be buying into their lie. How about ask them if they want to put their business there and NOT sell any gas or install gas pumps?	Stand up to Bucee's and reject their request to put a GAS Station on the hill.	07/28/2026 03:12 PM
CCM-2622285	Amy Phillips	Rezoning/Land Use	Buc-ee's	Dear Commissioner Williams, I am writing to you regarding the potential location of a Buc-cee's gas station in El Paso County. I am NOT addressing the zoning issue that is being appealed. It has occurred to me that there might be a better location for a Buc-cee's in El Paso County that would be less problematic and possibly more welcomed. This would be near the south end of El Paso County at the same exit as the Pikes Peak International Raceway (PPIR). I don't have any inside information, so perhaps my thinking is off base, but it seems like this could be not just a better spot for Buc-cee's, but the perfect spot for it. Here's my thinking. * Current conditions are more accommodating 1. There is a parcel near PPIR that has no buildings on it, and is outside of the Fountain Creek flood plain, as far as I can tell from the maps. 2. The access from the exit to the raceway can also provide access to the parcel. 3. There's already noise and lights from the raceway, and there are also several small industrial types of businesses nearby. 4. A rural residential neighborhood has a boundary about 1/2 mile west of the site, that should be buffered. The existing buffer between the PPIR and the neighborhood is a dirt mound around the raceway. A similar mound would be easy to put in place on the west side of the Buc-cee's if needed. * There is no need north of Colorado Springs, but there IS a need south of Colorado Springs 1. There are several gas stations already in Monument, which is only 2 miles from the County Line Road exit on I-25. The locals have no need for a gas station at County Line Road because the Monument gas stations are not far away, and are easy to access from Hwy 105 and I-25. 2. There are currently only two gas stations between the north end of Pueblo and the south end of Colorado Springs. There's almost always a line of cars waiting for a pump to become available at the Love's (I don't know about the Tomahawk Auto & Truck Plaza traffic), indicating that the available gas stations are not sufficient for the number of people wanting to fill up in that area. 3. At the north end of Pueblo, there are a couple of gas stations, but there is always a snarl of traffic at the exit that makes it difficult to navigate.	Consider different location for Buc-cee's?	07/21/2026 09:22 AM
CCM-2622251	Rich Klinger	Rezoning/Land Use	Buc-ee's	In regard to the potential for allowing a Buc-ee's to be built at Exit 163 on I-25, this location is more valuable to the public as open space due to the nature of it being at the top of Monument Hill and within sight of the Greenland Ranch. As you know, the next exit south from Exit 163 at County Line Rd. is the town of Monument with multiple restaurants, both fast food and sit down, also a gas station, a grocery store, etc. There is also a much better place for the Buc-ee's south of Monument next to the new putt-putt golf and entertainment site being built. Or near the Baptist Rd. exit. Buc-ee's does not want to be a truck stop, so it won't compete for that business with the other 2 truck stops there. Dear El Paso County Commissioners, I am a young citizen of El Paso County wishing to know the effects of our local governments' decisions. I know that the company Buc-ees is wishing to build its second Buc-ees location on a site owned by Monument Ridge West, LLC, near I-25 and Monument Hill. I wish to know the effects that the proposed Buc-ees location's commercial water pumps would have on El Paso County resident's individual wells in the region. I appreciate you all for reading this message and would love to hear from you and the information that you have available on this issue. Sincerely, Ewan McNamara 13070 Meadow Glen Ln, Black Forest, Colorado, 80908 719-600-8999 ewanpmcnamara@outlook.com Is this the kind of co we want operating hand in hand with local mom and pop businesses?	In regard to the potential for allowing a Buc-ee's to be built at Exit 163 on I-25	07/18/2026 10:25 AM
CCM-2622220	Ewan McNamara	Rezoning/Land Use	Buc-ee's	Effects of the possible new Buc-ee's at the Monument Ridge West, LLC site	Effects of the possible new Buc-ee's at the Monument Ridge West, LLC site	07/16/2026 06:11 PM
CCM-2622176	Shawn Sawyer	Rezoning/Land Use	Buc-ee's	News article on Bucees from the WSJ	News article on Bucees from the WSJ	07/14/2026 07:49 PM

from the article, "Buc-ee's argues that Mickey's moose will confuse Ohio consumers and harm its business. Among other things, the beaver and moose are both "facing right with wide eyes and a smile," it notes in a lawsuit filed this year. It wants Mickey's to turn over all moose-related profits and "deliver up and destroy" all moose merchandise, signage, packaging and advertisements."

<https://www.msn.com/en-us/food-and-drink/general/buc-ee-s-is-on-a-rampage-and-no-mascot-is-safe/ar-AA27ycut?ocid=BingNewsSerp>

CCM-2622175	Shawn Sawyer	Rezoning/Land Use	Buc-ee's	Ma'am, will this be part of your legacy? is this the type of company we want to support in our area? Thank you for your time.	Is this the kind of company (Bucees) we want in El Paso county?	07/14/2026 07:41 PM
CCM-2622097	Janetlee Sellers	Rezoning/Land Use	Buc-ee's	https://www.msn.com/en-us/food-and-drink/general/buc-ee-s-is-on-a-rampage-and-no-mascot-is-safe/ar-AA27ycut?ocid=BingNewsSerp Subject: Public Comment for July 23rd Meeting: Concerns Regarding [Location/Project Name] Dear Board of County Commissioners, My name is Janet Sellers, and I am a resident of Woodmoor/Tri-Lakes area. I am writing to formally express my strong opposition to the proposed Buc-ee's development in our community. While I understand the drive for commercial growth, this specific location is unsuitable for a facility of this magnitude. My primary concerns are: Water Security: Our community is facing critical water limitations. I am deeply concerned that this project will place an unsustainable burden on our local aquifers. Traffic and Infrastructure: The existing road infrastructure in the Tri-Lakes area is already struggling. This development will introduce a level of traffic congestion and safety hazards that our local emergency services and road systems are not equipped to handle. Community Impact: Our area is characterized by its residential nature and natural environment, forested natural soul-restorative areas, sunny days and dark night skies with stars and moonlight and peace. This project threatens the very qualities that make the Tri-Lakes area a desirable place to live. I respectfully request that the Board vote against the approval of this project, or at the very least, delay any decision until a comprehensive, independent impact study regarding water and traffic is made available for public review. I look forward to your opposing this proposed Buc-ee's development at the meeting on July 23rd at 9:00 a.m. Sincerely, Janet Sellers 1390 Catamaran Lane, Monument, CO 80132 719-488-8280	I am entering these specific concerns into the official record for this hearing.	07/09/2026 03:51 PM
CCM-2622078	Ron Lee	Rezoning/Land Use	Buc-ee's	TO: cdot_hwy24_judge_orr@state.co.us The proposed roundabout on US 24 at Judge Orr road in El Paso county, CO is a monumentally bad idea. It will be a major collision spot and will be subject to frequent traffic jams. Whether injuries and fatalities will be common is unknown but should be considered likely. This letter will first discuss why the roundabout is a horribly flawed idea then provide suggestions to improve the intersection with a traffic light and no roundabout. It should be noted that I have used this intersection for over 40 years. While I am not a traffic engineer, I do see where improvements can make it much better...and that does not involve implementing a disastrous roundabout. Roundabout Issues Roundabouts are a major caution area (elevated collision risk) from my experience. I had a person turn left (clockwise travel) towards me at the roundabout southeast of the Falcon Walmart. At the roundabout near the 1St and Main shopping center on Powers Blvd, I had a Colorado Springs city bus enter the roundabout southbound at a higher than safe speed in front of me. These are just recent incidents. People who understand the risk of collision in a roundabout will enter and traverse it at a slow, deliberate speed. Even though I have the right of way once in a roundabout, I assume that people ahead and to my right have to be watched to verify that they do not enter when they should not. That also requires a slow speed. The end result of this, especially with the traffic volume of a major road, will be frequent traffic jams. Add in the inevitable mistakes from people who are not familiar with roundabouts or are bad drivers and the number of collisions will be significant. Additionally, note that there will be traffic travelling at 70+ MPH, to include 18 wheelers and other massive trucks, and the adverse collision and injury risk increases. The associated new access point for Blue Gill from US 24 is also an ill-conceived idea. It will route business traffic through a residential area which is a horrible solution for those residents. It also puts the business customers on unimproved roads which is a negative. One end result is that those businesses will suffer economically and worst case will go out of business. Suggested Improvements to Current Traffic Light Intersection I am writing in hopes that you will not approve the company's request to be classified as a convenience store. Buc-ee's proposes roughly 74,000 square feet, 120 fueling positions, and about 790 parking spaces — some thirteen to fifteen times the size of the biggest the county has ever cleared. This is madness. Please stop the corporate takeover ruining our natural resources and way of life in Northern El Paso County! Susan Normile	Planned roundabout on US 24 at Judge Orr roadc	07/08/2026 08:16 PM
CCM-2622075	susan normile	Rezoning/Land Use	Buc-ee's	Proposed meeting for Buc-ees		07/08/2026 04:44 PM

CCM-2622059	Bruce Casteel	Rezoning/Land Use	Buc-ee's	Dear Commissioners, I write in reference to the proposed Buc-ee's on Monument Hill. The proposed structure is not a convenience store. Size matters here. A convenience store, as defined by its own trade group, has a max size of maybe 5,000 sq ft. The proposed structure is 75,000 sq ft. A convenience store has maybe 4-8 pumps for gas. The proposed structure has 120. Size matters. All the other arguments made in favor of the proposed structure is smoke and mirrors. Look up other Buc-ee's locations and they are listed as "travel centers". The Pilot Travel Center in Monument is only 10,000 sq ft with 12 gas pumps. Not even close to 75,000 sq ft and 120 pumps. It really is a simple decision easily made by the eye test: a 75,000 sq ft travel center with 120 gas pumps is not a "convenience store". Even though the convenience store definition in the county code doesn't include a size restriction that shouldn't mean the size determination should fall to the applicant. It should be decided by the county. You. Who represent us. Your constituents. Without a common sense size consideration, under the broad language of the county c1 code definition, a super Walmart with Murphy gas pumps out front could qualify as a convenience store. I don't believe that was the intent of the definition of a convenience store. The code definition uses the term "neighborhood". A neighborhood is not defined by interstate highway corridors, as Buc'ee's is arguing. A neighborhood is defined by where one can walk and interact with the people who live around them. I've walked to many convenience stores in my 60 plus years of life. None were 74,000 sq ft and 120 pumps of gas. They were 7-11s, Circle Ks, Stop and Go's. They had maybe 4 or 6 gas pumps. That's it. Size matters. Common sense matters. The eye test matter. 74,000 sq. ft. 120 gas pumps. That is not a convenience store designed to serve a neighborhood. It's not even a Pilot Travel Center. It's a super sized travel center designed for interstate highway travelers. It is not a neighborhood convenience store. Thank you for your time.	Buc-ee's Monument Hill	07/07/2026 11:38 PM
CCM-2622057	Ellyn Sabby	Rezoning/Land Use	Buc-ee's	Planning and Development did not approve as convenience store - just because they appeal and Commissioners will hear the appeal - does not make it right! The lights, water use and traffic will be more like a city! When will this be heard by Commissioners and will public be allowed to be present and comment?	Bucc -ees is not a convenience store only - not be approved	07/07/2026 05:50 PM
CCM-2622024	Rebecca Albright	Rezoning/Land Use	Buc-ee's	Thank you Board of County Commissioners for denying Buc-ee's request to be classified as a convenience store. This proposed travel center will not serve our communities, it is geared only to profit from serving I-25 traffic. It will be quite detrimental to the communities and ecosystems on Monument Hill. Please keep the community's opposition to this business forefront in your minds as you consider future proposals from Buc-ee's.	denial of Buc-ee's convenience store classification	07/06/2026 11:23 AM
CCM-2621868	Jocelyn Fuller	Rezoning/Land Use	Buc-ee's	Respectfully, Rebecca Albright 33 year resident of Palmer Lake	Bucces	06/26/2026 07:56 AM
CCM-2621862	Rebecca David	Rezoning/Land Use	Buc-ee's	Please do not approve the Buccees request to be considered as a convenience store. It will forever change our beautiful town, impact local wildlife, and create an abundance of traffic.	Opposing Buccees	06/25/2026 06:45 PM
CCM-2621861	Brittany McPherson	Rezoning/Land Use	Buc-ee's	I implore you not to approve the request from Buccees to be approved as a Convenience store, this is a travel center and will bring thousands of people to the edge of my neighborhood as a single mother this is concerning to me. It is not only a safety issue, it will crash the value of my home and I will not be able to recover. It will greatly impede the open space and animal preserve as well as ruin the established neighborhoods and homes that have been in this area for years. The water issue is also a concern as they will be using millions of gallons of water that should be caring for families for years to come. Thank you for your consideration in this matter.	Oppose Buc-ee's determination as a convenience store	06/25/2026 04:14 PM
CCM-2621844	Bret Wright	Rezoning/Land Use	Buc-ee's	Hello, I am a resident of unincorporated Monument Co and have significant concerns about a Buc-ee's travel station being determined a convenience store/gas station. In other areas where Buc-ee's have been built they were not zoned for C-1 (I understand that this is obsolete in El Paso county, but the precedent stands). Highway commercial CH / c-3 or industrial are appropriate to the size and scale of this business and neither are the designation of the land being discussed. As a resident concerned for safety of the community and for travelers (monument hill is already known for its accidents), I oppose this appeal for a special determination. I also oppose this project for water use alone. Please don't pass the buck on this; I urge you to give it a proper review, allow a democratic process to prevail, and do not put corporate interests before the people of this community. Thank you.	Buc-ee's zoning	06/25/2026 10:00 AM
CCM-2621829	Brandon Graczyk	Rezoning/Land Use	Buc-ee's	Thanks! Bret Wright Monument, CO	No bucees in monument	06/24/2026 10:03 PM
CCM-2621828	Anamaria Morlin	Rezoning/Land Use	Buc-ee's	Please vote or push for the dissolution of the idea of the idea regarding building a bucees in monument. We are already in a severe drought this year and a bucees would surely make it much more difficult for both Palmer lake and monument to manage water resources. I grew up in woodmoor and I remember seeing Palmer lake dry for many summers. I do not believe a texas chain bucees has the right to build their large, resources sucking gas station here. Please, you know the community is already in uproar. In a time when so many politicians are doing the wrong thing, be the one that does the right thing Buc-ee's does not belong in the Tri-State area for many reasons. It's in a terrible area, the weather here in winter and spring is bad, we have issues with water, etc. please DO NOT approve this. The residents don't want it.	Buc-ee's	06/24/2026 09:25 PM

CCM-2621827	Susn Ross	Rezoning/Land Use	Buc-ee's	Commissioners, I am writing to beg you not to allow corporate greed and shortsightedness ruin Tri-Lakes. There are other places in El Paso, Pueblo, and Douglas Counties that are appropriate locations for a Buc-ees...and actually want it there. The top of Monument Hill is NOT one of them. This is a residential area with a Colorado mountain vibe, and Buc-ees would ruin it. - Light pollution would ruin our night skies. It would also interfere with the new (expensive) wildlife crossing just north of County Line Road. - Monument Hill is a natural traffic slowdown area, whether tourists and truckers are going slow up the hill in the summer or the Palmer Divide weather has created an ice and snow hazard. The newly-built overpass would not be able to handle the traffic. - Large truck stops are a natural draw for drug and human trafficking. Being right near a high school and middle school is unsafe. - Adequate water supply is already a challenge in our area. Adding how many additional flushes per day would make it much worse. Our governor and senators have already voiced similar opinions. Buc-ees does not belong in a residential mountain neighborhood. I am not averse to every possible construction project for that parcel, just this one. Please, please vote no on the zoning request and save Tri-Lakes. You were elected to represent the people of El Paso County, not big corporations. Do the right thing! Commissioners -	Please save us from Buc-ees	06/24/2026 06:41 PM
CCM-2621825	Shawn Teagan	Rezoning/Land Use	Buc-ee's	This message is in reference to county file ADM264 and should be filed appropriately in that case file. As a Monument resident I do not want a Buc-ee's at the County Line Rd exit off I25. I do not want the added traffic. Traffic is bad enough on the interstate at Momument Hill, especially when there is any type of inclement weather. Adding Buc-ee's will only make this worse. I do not want the draw on our the water. I am already limited on the number of days a week I can use water outside. How can we say adding a business that could use 37,300 gallons a day is a good thing for the community. I do not want the disruption to wildlife in the area. I live in Colorado to enjoy the outdoors. We just built a wildlife crossing several miles north of the proposed Buc-ee's exit. How can we be serious about wildlife in the area if we build a bridge for animals then build a 74,000 sqft "convenience store" down the road. I do not want the light pollution. We are already losing our view of the stars at night. If you allow the Buc-ee's to be built all we will be able to see in the night sky is a beaver. If the past year of events in Palmer Lake and the Tri-Lakes area did not send the message that we don't want a Buc-ee's in our backyard, this message does. Sincerely, Shawn Teagan Monument, CO	Tri-Lakes Buc-ee's ADM264	06/24/2026 04:45 PM
CCM-2621811	Christopher Nicoll	Rezoning/Land Use	Buc-ee's	Dear County Commissioners, My wife Brenda and I are residents of Falcon in the Meridian Ranch neighborhood of El Paso County. We are writing to express our strong support for the proposed Buceees development on County Line Road. We believe this project will bring significant benefits to our community, including new development, jobs, and additional revenue for El Paso County. As frequent travelers, we regularly use County Line Road as our turn-off from I-25 when returning home from Denver, and we know many other residents in El Paso County and Falcon and Meridian Ranch area would greatly benefit from convenient access to this new store. We have been to their store near Windsor and found it very nice with good food and fun gifts and merchandise for sale. We respectfully ask that you formally support this project by approving the necessary zoning changes and any other required actions to bring Buc-ee's to our community. We are proudly pro-business and see this as a valuable opportunity to enhance our area. Thank you for your service and for considering our input on this important matter. We look forward to your positive action to Bring Buceees to our community. Sincerely, Chris and Brenda Nicoll Falcon, CO Meridian Ranch neighborhood 10568 Pictured Rocks Drive Peyton CO 80831	Strong Support for Buceees Development on County Line Road	06/24/2026 07:44 AM
CCM-2621809	Melissa Riesling	Rezoning/Land Use	Buc-ee's	As a resident of Woodmoor, I am extremely distraught over the proposed Buc-ee's on monument hill. It would be a monstrous complex and is clearly NOT a convenience store!!!! Please support your citizens. Say NO to Buc-ee's on monument hill. Thank you.	Buc-ee's in monument	06/23/2026 07:47 PM

CCM-2621804	Candace Ward	Rezoning/Land Use	Buc-ee's	My husband and I are strongly against the proposed location for the Buc-ees business. As you are undoubtedly aware, the battles in Palmer Lake about this have caused a great deal of uproar and recall elections. Over 70% of that community and a similar majority in Monument, Woodmoor and northern El Paso County are against locating it on or near Monument Hill. I believe Commissioner Wysong attended a few of the Palmer Lake town council meetings. I am not sure that Commissioner Williams did but I hope she is aware of the negative sentiment in her district about this. It is time to listen to the People. The County Planning Commission and the Board of County Commissioners need to tell Buc-ees that they will not be allowed to build there. The Towns of Monument and Palmer Lake have already said no. The current request to be classified as a convenience store is absurd. You need to reject this immediately as not being realistic. They want Buc-ees to be a tourist destination, and to have well over 100 gasoline pumps. This clearly exceeds any definition of convenience store! There are many reasons to not site it near Monument Hill. For one, the exit and entrances to I-25 are not sufficient. The taxpayers should not have to pay any cost associated with widening the roads. The amount of traffic at that location would be intense. This will impact the local populations and wildlife. The water usage will be significant and will impact current and future developments in the area. As you know, radium and other contaminants have been found in the wells of Palmer Lake, Larkspur and Monument. This is due to the increased water usage/pumping over the last years. Extra expenses have been incurred by the rate payers to remedy these situations and those will continue to happen as we grow, so development needs to be carefully planned. The light and sound pollution from Bucees would also significantly impact this more rural portion of the County. We realize there is always a need for additional County/Town revenue but it needs to weighed against the costs to the communities. The local communities have determined that the cost to their way-of-living is too high and have said no. It is time for the Commission to back the people up and say NO to Bucees! We also see that USA Today has an article that the Better Business Bureau has given Bucees an F due to the lack of or poor customer complaint response. WOW! Thank you, Candace and Stephen Ward 19545 Soaring Wing Dr. Colorado Springs, CO 80908	06/23/2026 03:41 PM
CCM-2621798	Connie Schmidt	Rezoning/Land Use	Buc-ee's	I heard you have been bought. I sincerely hope that is not true. I have lived in Monument for 42 years and chose it because of its small town atmosphere. Don't let outsiders ruin our way of life. Don't let dollar signs cloud your judgement. You're better than that. I question, Do the elected officials in El Paso County actually have the ethics to support their constituents? We have another unwanted, resource sucking "project" coming into El Paso County. If the Bucee's was not enough of an insult to the people of El Paso County, now we have this "Tarus Project" to pollute, raise power rates, and basically add to the degrading of the environment of Colorado Springs at a most critical time. Your positions are to ethically represent the interests of the people that vote you into office. Given the current climate of politicians ignoring Law and the values of their constituents, are you commissioner's going to follow that lead or will you do you ethical duty to value life versus the corporate greed that have spurred these "invasions" by Bucee's and now this Tarus Project. This is a test of character, morals, and ethics instead of kneeling to corporate dictatorship. We will be watching and given the charged atmosphere of corruption, greed and lawlessness, you will be held to standards of ethics, morals, and duty to represent the good people of this County. The question of water available is alone, a line of having a viable, thriving community or a desert that the corporate raiders will leave as soon as their profit has been reaped. We wait and will weigh your actions as your choices impact our lives, homes and families.	06/23/2026 02:45 PM
CCM-2621691	gilbert Armendariz	Rezoning/Land Use	Buc-ee's	The Corporate Invasion of El Paso County	06/18/2026 10:03 AM
CCM-2621158	Travis Beakley	Rezoning/Land Use	Buc-ee's	Development in areas of obvious opposition- Bucees	05/18/2026 02:05 PM
CCM-2620922	Donald Killilea	Rezoning/Land Use	Buc-ee's	NO BUCEEEE	05/01/2026 10:47 PM
CCM-2620899	William Durr	Rezoning/Land Use	Buc-ee's	Buc-ee's Proposed Location	05/01/2026 08:33 AM

CCM-2620849	Mike Stern	Rezoning/Land Use	Buc-ee's	April 29th, 2026 Mr Wysong, As a resident near the proposed Buc-ee's development and seeing other developments in our area spread, I am asking for your assistance to attempting to get a piece of legislation into the State Capitol before the end of this legislative session--I would very much appreciate your help in contacting the majority party in Colorado to assist on this issue. If there are other entities that can help address this issue, I am open to suggestions and whom to contact. Below you will see my arguments. Thank you for your time and consideration, Mike Stern Wakonda Hills, Monument, CO 80132	Legislation to stop Jurisdiction Shopping and Ghost LLC's and Administrative Fragmentation	04/29/2026 10:16 AM
I am writing to you today as a concerned citizen of the Tri-Lakes region regarding the ongoing development activity near Monument. Many of us are observing significant land clearing and property acquisitions by entities such as Buc-ee's EPCO LLC and its associated shell companies. While we are frequently told by county officials that "no formal application" is currently under review, the physical transformation of the landscape—and the significant financial maneuvers behind it—suggest that a massive project is already gaining an unstoppable momentum. The current situation highlights a profound imbalance in civic engagement. While corporate developers command professional legal teams and deep financial reserves to push their interests, individual citizens are expected to engage in a complex, multi-year administrative process just to voice our concerns. To put this into perspective, professional legal representation to challenge or navigate these multi-layered land-use tactics typically ranges from \$300 to over \$700 per hour to even \$1,000 an hour. For the average family or local resident, this creates a barrier to entry that effectively locks us out of the democratic process. When a developer can outspend us, they effectively "out-speak" us. I respectfully ask for your help specifically in leveling this playing field. We believe it is vital to restore the voice of the local taxpayer against the influence of faceless corporate entities. I am proposing that our county take the initiative to champion legislative reforms, specifically:)Mandatory Transparency: A requirement that the ultimate parent company and project end-user be disclosed at the very first stage of land acquisition or preliminary planning, ending the use of "ghost LLCs" that shield developers from immediate public scrutiny.)Integrated Public Records: A mandate that if a project has been rejected or heavily contested in a neighboring jurisdiction, those past environmental and traffic impact findings—as well as the history of public opposition—must be formally included in any new county-level administrative record.)Cooling-Off Periods: Establishing a mandatory period of suspension for new applications following a previous public or ballot denial to prevent the community from being trapped in a state of permanent "administrative siege."						
CCM-2620833	Jim Wagnon	Rezoning/Land Use	Buc-ee's	Please do not allow Bucee's to have a home in our county. No one wants this stupid place in our small community. There is no reason for it to be here. If you allow it you all will be recalled.	No Bucee's	04/28/2026 02:58 PM
CCM-2620773	patrick nelson	Rezoning/Land Use	Buc-ee's	Dear El Paso County Commissioners, I am writing to express serious concern regarding the proposed Buc-ee's development in the Wildland Urban Interface (WUI) area near Palmer Lake and Woodmoor Estates. While I understand the economic appeal of such a project, the potential public safety risks—particularly the increased likelihood of wildfire ignition—deserve far greater scrutiny before any construction proceeds. This region is already experiencing extreme drought conditions, leaving vegetation dry and highly susceptible to ignition. The proposed location sits within a WUI zone, where human activity and natural fuels intersect—an area widely recognized as having elevated wildfire risk. Introducing a large-scale travel center that attracts an estimated 4,000 visitors daily significantly increases the probability of human-caused ignitions, whether from discarded cigarettes, vehicle malfunctions, or other routine activities associated with high traffic volume. Currently, the nearby off-ramp primarily serves local residents accessing Palmer Lake and Woodmoor Estates. This relatively low-traffic pattern limits ignition risk. Transforming this corridor into a major commercial hub would drastically alter that dynamic, introducing constant congestion, increased emissions, and a higher likelihood of accidental fire starts in an already vulnerable landscape. The devastating Marshall Fire in Colorado provides a stark and recent example of how quickly conditions can escalate. That fire destroyed over 1,000 homes and demonstrated how a single ignition—combined with dry fuels and wind—can lead to catastrophic loss in a matter of hours. Expanding high-density commercial activity in a drought-stricken WUI area raises the question: are we unintentionally creating the conditions for a similar disaster? Beyond ignition risk, increased traffic could also hinder evacuation efforts for nearby communities in the event of a fire. Narrow roads and limited access points may become chokepoints, putting residents at greater risk during emergencies. I urge the Commission to carefully reconsider this development or, at minimum, require a comprehensive wildfire risk assessment that includes traffic-related ignition probabilities, evacuation modeling, and long-term environmental impact. The safety of existing communities must take precedence over short-term economic gain. Thank you for your time and consideration of this critical issue. Sincerely, Patrick Nelson	Buccee's	04/26/2026 08:30 AM
CCM-2620766	Paula Primavera	Rezoning/Land Use	Buc-ee's	I am a resident of Wakonda Hills, southwest of the site in question and have a deep concern about my well water. If Buc-ees is granted permission to build on the site they have purchased for 10 million dollars, my well will be subject to possible contamination and worse, could run dry due to the increase draw on the aquifers Buc-ees will use. Wakonda Hills and Colorado Estates may not be an affluent or even large population but we have been established since the 50s and should be considered before this massive corporation be allowed to build. There are many other negatives to this possible project being approved including light and noise pollution, closeness to the new multi-million dollar wildlife crossing over I-25 and increased traffic onto a small county road. I hope you all look into the impacts of this business on your northern county residents and come to the conclusion that this is not a good use of this land.	Thoughts on possible Buc-ees coming to northern El Paso County	04/25/2026 05:59 AM

CCM-2620750	John Fagnant	Rezoning/Land Use	Buc-ee's	To all El Paso County Commissioners; Please stop the insanity of the Buccee's intentional plan to build at the north end of the County near Monument. As you are surely aware, there has been a major effort by El Paso County citizens to get the Texas-owned Buccee's Corporation to move on to more reasonable sites. Our Governor and Senators have written letters to Buccee's Executive leadership to consider other locations. This has been ignored by them. Once the Palmer Lake flagpole annexation was voted down, Buccee's has just moved onto the next viable option. The County consistently states that "no application for development" has been submitted. Please stop insulting the intelligence of your constituents with these comments. It's time to get the political head out of the sand and confront the intentions of this Texas company. They obviously intend to develop there. All the infrastructure that will be affected (water, sewer, fire service, law enforcement) are already at limits. But most important is the aspect of the effects to our Colorado citizens and wildlife. A huge 24/7 facility with lights and traffic adjacent to residential areas on both sides of the interstate is an extreme problem with light pollution and noise. Additionally, the site is a mile from the largest wildlife access bridge in North America. The intention was obviously to help our native wildlife, not to harm or scare them off. Monument Hill (site location) is already a winter-time weather condition problem. By adding major traffic to the on/off ramps to that area is asking for accidents and traffic jams. Finally, how does this business help with our already-existing local businesses? It will certainly take business opportunities from our local established ones. The citizens of our county deserve better consideration than this monstrous Texas gas station as the "welcome to El Paso County". Please do not hide behind the due process steps that exist in developers actions. We know what they want. Confront them and assure denial before they find the next loophole or circumvention to this development intention. I am happy to speak with any of you regarding this concern. If necessary, I'll provide MANY others who will also be willing to speak with you. Respectfully, John W. Fagnant	Buccee's purchase of land and intent to build in north El Paso County	04/23/2026 02:07 PM
CCM-2620744	erik heikkinen	Rezoning/Land Use	Buc-ee's	Sadden to hear El Paso County allowed the purchase of land near County Line Road and the water rights by Buc-ee's. PLEASE stop any further movement on this matter. We do not wish to have Buc-ee's as the "Gateway to El Paso County and Pikes Peak." You were fooled by the classic developer end around...or you were fully aware, do not care and will benefit from this activity. Please consider the concerns and preferences of those who have elected you to your positions, as your actions will be carefully reviewed during the upcoming election. It will not be hard to know who to vote out of office when we look at the monstrosity you allowed to be built. Commissioner Wysong, I have followed the Buc-ee's saga with great interest and concern. My understanding is the original application to El Paso county was denied over concerns of the adequacy of water availability. Then the Palmer Lake gambit, which played out publicly and raucously, ultimately failed. Since then, I have read that the county has approved an application for boundary line modifications at the proposed Buc-ee's site. Otherwise, communication about the proposed Buc-ee's location at County Line and I-25 has ceased. There is still a great deal of speculation and consternation about the project on social media, but the public is mostly in the dark about the status of the project. Given the considerable opposition to the proposal among the citizens of the Tri Lakes, I am concerned that the project is moving ahead without the benefit of public awareness and scrutiny. Would you please provide the facts about the current status of Buc-ee's? By the way, we met at Wesley Owens Coffee during your 2024 campaign and I knocked on doors on your behalf in the Forest View Estates community between Monument and Palmer Lake. I thank you for your service and your attention to this concern. V/r, Peter Blatchley 17975 Sunburst Drive Monument, CO 80132 (719) 482-6380	Stop Buc-ee's....PLEASE!	04/23/2026 10:38 AM
CCM-2620614	Peter Blatchley	Rezoning/Land Use	Buc-ee's	Commissioner Wysong, I have followed the Buc-ee's saga with great interest and concern. My understanding is the original application to El Paso county was denied over concerns of the adequacy of water availability. Then the Palmer Lake gambit, which played out publicly and raucously, ultimately failed. Since then, I have read that the county has approved an application for boundary line modifications at the proposed Buc-ee's site. Otherwise, communication about the proposed Buc-ee's location at County Line and I-25 has ceased. There is still a great deal of speculation and consternation about the project on social media, but the public is mostly in the dark about the status of the project. Given the considerable opposition to the proposal among the citizens of the Tri Lakes, I am concerned that the project is moving ahead without the benefit of public awareness and scrutiny. Would you please provide the facts about the current status of Buc-ee's?	Buc-ees Status	04/17/2026 07:31 AM
CCM-2620419	Sandy Fenton	Rezoning/Land Use	Buc-ee's	Dear Ms. Williams, I have been a resident of Monument for 10 years. I am writing to provide a counter-opinion to the small but loud groups who oppose Buc-ee's at County Line and I25. I believe I am in the silent majority of North El Paso County residents who think Buc-ee's is a great idea. We need it and more businesses to support the rapid growth in residential housing over the past decade. Everyone bemoans the lack of quality (non-fast food) restaurants and entertainment such as a movie theater with reclining seats and food service. Buc-ee's seems like one amenity that would welcome and encourage tourists from near and far into El Paso County. Businesses such as Buc-ee's provide local jobs and much needed tax revenue. I know from insiders in Palmer Lake government that groups opposing Buc-ee's (such as so-called "Integrity Matters") have used threats and intimidation (including leaving suspicious packages at homes and following people in cars) in their attempts to impose their will on the entire community. Us many "normies" who support Buc-ee's would like to live our lives in peace. I personally am literally afraid to speak my mind on this matter for fear of violence and retaliation by the thugs opposing Buc-ee's. I know many others who feel the same way. Please be our voice and consider the project fairly without undue consideration for loud-mouthed opposition groups. Thank you. Best regards, Sandy	Support for Buc-ee's at County Line & I25	04/05/2026 03:12 PM
CCM-2620398	John schumaker	Rezoning/Land Use	Buc-ee's	will county approve Buckees at this location. 95% of locals want it there.	Buckees	04/03/2026 12:42 PM

CCM-2620376	Adrian Knight	Rezoning/Land Use	Buc-ee's	Hello,My name is Adrian Knight and I live in Monument, Colorado, near the proposed site for a new Bucees gas station.I am the Operations Director and forester with an environmental non-profit and I have been closely following this situation and watching as this large corporation tries to build a gas station on Monument Hill, even after it has been made increasingly clear that residents do not want it to happen. As a resident of Tri- Lakes, I wanted to reach out to you to voice my very strong opposition to an unnecessarily large novelty gas station on this site. While there are many reasons I oppose a Bucees being built on Monument Hill, I will start with the fact that it is wholly and entirely unnecessary. There is absolutely no need for a 1-billion pump gas station at that location. It is purely for novelty, and the negative impacts are not worth having an unsightly, water-sucking, trash-producing, light-polluting, noise-polluting, traffic-causing disaster built on Monument Hill adjacent to open space, I do not care if the beef jerky is good. The amount of money that the company is promising it will bring to the area are also not worth the negative environmental impacts a Bucees will have. I understand that we are a capitalist society, and many see that any square foot without a roof is wasted space, and I am not trying to suggest that nothing will ever be built in this location. I simply feel that an extra large, extra noisy, extra landscape altering, extra thirsty building and parking lot is a horrible "development" for this location. Having gone to high school in Monument (Lewis-Palmer class of 2005) and moving back to the area 4 years ago, working for an environmental non-profit focusing on forest and watershed health, and having an understanding of environmental processes, I am well aware of the drought we are in and the historic precipitation levels of the area. My parents home, and my family's home are on wells. There are already strains on the water supply in the area, and it is unlikely that will change drastically as climate continues to shift. a mega gas station adding another very large straw to an already waining water supply is unacceptable. Beyond the negative impacts this will have on wildlife, water, and quality of life for residents, I am very unhappy with the way the corporation has behaved through this whole drama. We have made it clear through removal of town council members and leadership, votes, and demonstrations and meetings that we DO NOT want this Bucees to be built on Monument Hill. There are many other suitable locations for them to build if they insist on having a location between Denver and Colorado Springs. I hope that you will consider the many residents in the area, and our very strong opposition to this Bucees station and use your power accordingly. I would love to hear your thoughts about the station being built, and your intentions with this project.Thanks in advance. Adrian Knighthe/him	your thoughts and intentions with the proposed Bucees station	04/02/2026 09:53 AM
CCM-2620197	Kathleen Coblar	Rezoning/Land Use	Buc-ee's	At recent community meeting the return of Buc'ees attempt to build on the highest, most dangerous part of I-25 was discussed. There is already dirt grading occurring with the dirt being dumped along Beacon Lite road. Questioned if this was legal and possible use of PPRTA funds for this work. Buc'ees location is more appropriate in a flat location not abutting people's homes. It should not be in a wildlife corridor where millions of dollars were spent building wildlife fencing and a 15 million dollar wildlife Bridge is within view. Weekend travel is difficult now due to high volume. It is unbearable in the summer, due to large numbers of RVs; summer weekends and especially when the Renaissance Festival occurs. A single traffic accident, stall or rolled over semi truck causes traffic to exit I 25 for very limited alternative route paralyzing traffic in Monument and surrounding communities. Drivers exit and drive on the steep dirt road just east of the interstate kicking up dust and increasing danger due to the nearby grassy vegetation which is terribly dry due to drought. If there is a wildfire hundreds of residents will have no egress due to the traffic congestion on a normal Buc'ees day with 11,000 cars going there. The aquifers are not adequate for toilets flushing all day. Woodmoor residents pay \$50 00 per month on top of their water bills to access water. The negative impact of an out of state business which enriches the family who owns it at the expense of nearby residents in terms loss of property values, inability to travel on the interstate, interference with commerce, and the risk of their lives if unable to escape a wildfire due to loss of egress cannot be downplayed or allowed. This project has not been approved so why is grading occurring. Other nearby communities i.e. Fountain, have expressed their desire for Buc'ees to locate there. Why does Buc'ees want to be in the most DANGEROUS AND ILLOGICAL location in El Paso county. THEY ARE NOT WANTED. They gaslight and are the epitome of a snake oil salesman. PLEASE DO NOT ALLOW THIS. IF IT IS APPROVED THE DAME CANNOT BE UNDONE. Please respect the will of the people who elected you.	Buc'ees. Grading occurring not yet approved.	03/23/2026 01:26 PM
CCM-2620103	Janet Rahmani	Rezoning/Land Use	Buc-ee's	I am extremely concerned about the attempt to allow the construction of a Buc-ees in the area just north of us. Palmer Lake residents organized and fought hard to make Buc-ees go away and now I hear that El Paso County is issuing them permits to build one at Monument, essentially the same area with the same water concerns. I personally am tired of seeing unrestricted development going up all around us. This is not what I and many others moved to Colorado for. 53 acres of Carnival like construction. Excessive in every way. In that stretch of I-25 there are more than enough gas stations and restaurants, many with local connections, to service travellers. Who the hell needs this? There are just times when you commissioners need to say No to developers! Janet Rahmani As a homeowner within a mile of where the proposed Buc-ee's location at I-25 and County line Rd, I would like to express my concern, heartbreak and outrage at the thought of this monstrosity being located across the street from my home. When I bought this property 8 years ago, I did so with the love of being close to the city with the privacy and quiet of the beauty of Colorado. I understand growth happens, but the impact this will have on the environment, the wildlife, the water, the homes and the families will be catastrophic and crush the beauty that is Colorado in this area. The traffic is a serious concern as well. Monument hill is notorious for winter weather hazards and the traffic infrastructure in this area would not sustain the influx of traffic. The potential for more accidents will increase exponentially! I moved to colorado 13 years ago and specifically chose to live in Monument for the small town feel and environment to raise my children in. Allowing this to be built here will CRUSH the value of my home. And as a single mother, this will devastate my financial future and the financial future of my children. I am not sure I would be able to recover. It seems that this impact this will have on individuals/families is not being taken into consideration in this decision. I am asking that you consider the negative impact this will have on the people who chose to live in such a beautiful place, and for the future families who would love to make this their home. Please make every effort to stop the effort to rezone the property to allow Buc-ee's to move forward. I am sure you have heard many arguments on both sides of this issue. I appreciate you taking the time to hear from a single mom who loves her home and the area where she lives.	Buc-ees	03/16/2026 10:30 AM
CCM-2620086	Rebecca David	Rezoning/Land Use	Buc-ee's	Sincerely, Rebecca David	Concern about Buc-ee's	03/13/2026 08:17 PM

CCM-2620085	John Lachmidt	Rezoning/Land Use	Buc-ee's	Good evening, I have tried emailing directly but I never get a response so I will try this way of communicating with my commissioners. I live about a block away from the contentious land that appears to be heading towards a mammoth sized gas station. I have so many concerns with this project. I am being told that the landowner has not even reached out to the County yet. I don't believe that a landowner would start moving dirt onto its land to build up the grade without some type of assurance this will be approved. I have a concern that the County has a huge desire to have this mammoth gas station for the tax revenue it would bring especially for the PPRTA taxing authority. Watching how the Palmer Lake Board of Trustees and Mayor were mesmerized by whatever the gas folks promised them that they went so far over the line they all had to leave office. I'm a Colorado Springs native and have always been very proud to be from El Paso County. I get passionate when I feel there has been or will be an injustice. The voices of my area are yelling from the top of Monument Hill to help us. I sat in the County meetings just to observe how the process works when the Monument East project got approval to move forward, so I know voices go unheard. I was happy to see our government process has allowed us to recall officials that have stopped listening to their constituents. I want my voice to be heard as this will affect my value of my home and could affect the water that I rely on for my home. Not to mention the increased fire danger and crime. Other areas in El Paso County want this project. Why not seek out another spot where they are wanted? I know you all have heard all the reasons why not to rubber stamp this development so I won't go on and on. I would like to know what each of your thoughts are on this project. Please respond with your thoughts. I appreciate the time you took to read this as I know you are busy.	Land development process	03/13/2026 06:04 PM
CCM-2620082	Candace Ward	Rezoning/Land Use	Buc-ee's	My husband and I are strongly against the proposed location for the Bucees business. As you are undoubtedly aware, the battles in Palmer Lake about this have caused a great deal of uproar and recall elections. Over 70% of that community and a similar majority in Monument, Woodmoor and northern El Paso County are against locating it on or near Monument Hill. I believe Commissioner Wysong attended a few of the Palmer Lake town council meetings. I am not sure that Commissioner Williams did but I hope she is aware of the negative sentiment in her district about this. It is time to listen to the People. The County Planning Commission and the Board of County Commissioners need to tell Bucees that they will not be allowed to build there. The Towns of Monument and Palmer Lake have already said no. There are many reasons to not site it near Monument Hill. For one, the exit and entrances to I-25 are not sufficient. The taxpayers should not have to pay any cost associated with widening the roads. The amount of traffic at that location would be intense. This will impact the local populations and wildlife. The water usage will be significant and will impact current and future developments in the area. As you know, radium and other contaminants have been found in the wells of Palmer Lake, Larkspur and Monument. This is due to the increased water usage/pumping over the last years. Extra expenses have been incurred by the rate payers to remedy these situations and those will continue to happen as we grow, so development needs to be carefully planned. The light and sound pollution from Bucees would also significantly impact this more rural portion of the County. We realize there is always a need for additional County/Town revenue but it needs to weighed against the costs to the communities. The local communities have determined that the cost to their way-of-living is too high and have said no. It is time for the Commission to back the people up and say NO to Bucees! We also see that USA Today has an article that the Better Business Bureau has given Bucees and F due to the lack of or poor customer complaint response. WOW! Thank you.	Bucees	03/13/2026 02:00 PM
CCM-2620070 CCM-2620052	Alesia Kiskella Rebecca Albright	Rezoning/Land Use Rezoning/Land Use	Buc-ee's Buc-ee's	Why are they placing construction fence- digging pipe lines when their application is pending & Tri Lakes Preservation is fighting to keep Buc-ee's out if the area To all El Paso County Commissioners: I was dismayed to learn that the El Paso County Commissioners approved the Boundary Line Adjustment for the proposed Buc-ee's development. I have been a resident of Palmer Lake for 34 years and adamantly oppose a Buc-ee's on Monument Hill. I agree with all the concerns about water, traffic, safety, light pollution, and environmental damage. Just a few months ago, a gorgeous wildlife corridor bridge was completed across I-25 linking the plains and the foothills, within sight of the proposed Buc-ee's. That would completely undo the migration of the wildlife to have such light, noise, traffic etc so close. The residents of the Tri-Lakes area DO NOT WANT BUC-EE'S!!! There are other communities along the I-25 corridor who would love to have them. Please do whatever is in your power to stop this push to build on Monument Hill. Thank you, Rebecca Albright, Palmer Lake, CO	Buc-ee's Object to Approval of Buc-Ee's BLA	03/12/2026 02:55 PM 03/11/2026 12:28 PM
CCM-2619843	Dustin Huth	Rezoning/Land Use	Buc-ee's	My name is Dustin Huth. I facilitate a construction class for Colorado Christian Schools as one of many service projects performed through the nonprofit, Concrete Couch, where I have recently taken over as Executive Director. I am writing to thank you in advance for seeing through the greed and selfish motives of the Buc-ees corporation, for helping to preserve God's beautiful nature, and for continuing to build trust in local government by acting on behalf of the overwhelming majority of citizens in the affected communities to prevent Buc-ees from building one of their "worlds largest gas stations". Sincerely, Dustin Huth. 303.579.6555	Thank you for protecting God's nature and acting on behalf of the citizens.	03/27/2026 09:52 AM

CCM-2619783	Michelle Schardt	Rezoning/Land Use	Buc-ee's	I am writing regarding the following applications associated with the Monument Ridge West / proposed Buc-ee's site near Monument Hill: •Boundary Line Adjustment – PCD File No. EXBL261 •Concurrent Grading Permit – PCD File No. CDR261 Recent review of publicly available state and federal records indicates that the administrative record now contains information directly relevant to required County findings and potential federal and state water jurisdiction. This has been outlined in Integrity Matters' Formal Notice of Statutory Deficiency and subsequent Addendum to Formal Notice of Statutory Deficiency. I. Federally Mapped Riverine Feature Crossing the Parcel National Wetlands Inventory (NWI) mapping identifies an R4SBC feature (Riverine, Intermittent, Streambed, Seasonally Flooded) crossing the subject parcel. Approximately one acre of mapped streambed appears within the site boundary. Within a one-mile radius of the project area, NWI mapping reflects approximately 57 classified wetland, water, and stream features totaling roughly 134 acres. The applicant's own grading and erosion control materials reference an "intermittent streambed seasonally flooded," confirming recognition of this feature in project documentation. The existence of a mapped riverine feature intersecting a parcel proposed for grading and commercial fuel sales raises clear questions regarding potential jurisdiction under: •Clean Water Act §404 •Clean Water Act §401 •Colorado Regulation 87 (2024 revisions) II. Commercial Production Well Applications Filed Prior to BLA Narrative Colorado Division of Water Resources records confirm that on December 17, 2025, Monument Ridge West, LLC filed two General Purpose (non-exempt) Denver Basin production well applications under C.R.S. §37-90-137(4). Hydrogeologic review was initiated January 6, 2026 and completed January 20, 2026. The Boundary Line Adjustment narrative was executed January 15–19, 2026. III. Repeated "No Change in Water Supply" Representations Under LDC §7.2.2.E.4(c), the Planning Director must find that a boundary line adjustment: "will not result in a change in the water supply for either lot." The BLA narrative and related materials contain multiple categorical representations — appearing at least eight times in various forms — stating that: •The BLA will not result in a change in water supply; •Neither parcel has an existing well; Thank you for your public service! Shame on Vertex consulting for attempting to slink by an admin approval with no environmental impacts. They lost in Palmer Lake and all but one Boat has been removed. This admin approval is yet another proxy for Bucees, and this will have a significant impact to 40k people within your district. Transparency should reign and deceit should be penalized. I implore you to disapprove the administrative approval and allow public hearings to the fullest extent.	boundary line adjustment / 7.2.2 E 4 C	02/24/2026 12:11 PM
CCM-2619746	Shawn Sawyer	Rezoning/Land Use	Buc-ee's	I'm writing to express my opposition to Buc-ees in northern El Paso county. I learned that they are pursuing steps to still build and expand lot size without any public input. If this is true, I fully oppose this as a tax payer, resident of Tri-Lakes and partner of a U.S. Veteran. Please do all in your power to stop this type of annexation and the insistent behavior of Bucc-ee's and it's affiliated companies to build a mega gas and bathroom stop adjacent to Greenland open space and the Tri-Lakes region. If approved by commissioners to build, the project will deplete The Denver Basin and our non-renewable water. Which means Every gallon pumped today is unavailable to future generations. The U.S. Geological Survey warns that Denver Basin aquifers show declining water levels and reduced storage capacity, with economic exhaustion possible within decades rather than centuries Recent studies by the American Water Resources Association confirm accelerating depletion rates as development pressure increases Approving large commercial withdrawals sets precedent for future developments that could accelerate aquifer depletion and collapse. Additional impacts include: • 7,000-20,000 vehicles daily overwhelming rural roads, Monument Hill, I-25 On/Off Ramps, and associated winter weather risks. • 30 Acres o f concrete, 74,000 square feet, 120 gas pumps, 24/7/365 operations. • Conflict with adjacent 22,000-acre Greenland Ranch conservation area and wildlife crossing • Light pollution and air quality degradation. It about reckless care for our precious resources and livelihoods. Thank you for your consideration and your service. I've been a resident in the Tri-Lakes area since 2006 and understand there will be growth. However, as you know, Buccee's is an extremely large gas station and should be planted on flatter lands, rather than taking out our beautiful forest. Buccee's will also use our water resources, pollute our dark skies, increase traffic. When it snows, county line becomes impossible to cross, if your coming from either direction, we will have piles of traffic at a standstill and will become a hazard. Buccee's will negatively impact our home values. Please help Buccee's find a better location. Thank you! Buccee's does not belong in our forest. It will negatively impact traffic flow, water, night skies, forest, homes/neighborhoods are extremely close and will increase human/drug trafficking. Bucees boundary line adjustment to add 10 acres presumable for additional water supply - which does not comply with 7.2.2. E 4 C. . . as well as a change of access to neighbor houses directly across the property proposed to be annexed . . . there should be a traffic study done before a boundary is changed as well as a water court appearance . . . again non compliance with 7.2.2. E 4 C.	Shame on Vertex, Bucees and Monument Ridge West	02/20/2026 07:40 PM
CCM-2619686	Mandy Hansen	Rezoning/Land Use	Buc-ee's		Concern Buc-ees	02/17/2026 12:00 PM
CCM-2619682	Bobby Padilla	Rezoning/Land Use	Buc-ee's		Buccee's does not belong on county line	02/17/2026 09:27 AM
CCM-2619680	Bobby Padilla	Rezoning/Land Use	Buc-ee's		Buccee's	02/17/2026 09:17 AM
CCM-2619666	steve draper	Rezoning/Land Use	Buc-ee's		Bucees Boundary Line Adjustment	02/16/2026 05:07 PM

CCM-2519600	Andrew Shaffer	Rezoning/Land Use	Buc-ee's	As a resident in North El Paso County near where this massive development is being heavily pursued by this company, I need to make my feelings against this known! I feel helpless seeing so many residents angered that this monstrosity would be developed in an area so beautiful. There area has had issues with water resources and continues to. There are many residents that will be affected by light pollution and constant traffic. The people should have a voice in this decision, and it does not feel like we are!? I hear there is back room handshakes with Board members, yet I see so many people that are opposed to this, yet it keeps on being pursued. Please do not allow any administrative approvals of something that a majority of residents in the area disapprove of! There are other locations this development could go that would not affect so many lives in a negative way or oppose Thank you for your attention to this matter. Greetings and thank you for your representation of District 1. I have been involved with protecting the land adjacent to Woodmoor and the Greenland Preserve for over a year now. However, we have now been made aware of new developments that will take the rezoning of these plats to EPCO to allow for Buc-ee's to proceed. Can we please have a conversation about this and your willingness to represent the wishes of the majority of District 1? Also, when are citizens allowed to address the board on items that are not on the agenda? Thank you, Karen McVay, 1595 Blueberry Hills Road, Monument, 80132, Mobile number: 719-313-3729, Email: karenmcvay1595@comcast.net	Development of Buc-ee's in north El Paso County near residential and open space.	02/10/2026 04:42 PM
CCM-2519596	Karen McVay	Rezoning/Land Use	Buc-ee's		Concern regarding land use and question of when public comments are allowed at meetings	02/10/2026 01:10 PM
CCM-2519378	Tammy Barber	Rezoning/Land Use	Buc-ee's	The Tri Lake community has spoken against this establishment. The Governor of Colorado, Representatives, have written a letter to ask Buc-ees to consider another location. Buc-ees at this location creates safety concerns with increase of traffic, increased crime, we have seen that with the Pilot already on Baptist Rd, Proximity for wildfire zones makes evacuation routes critical. When I-25 shuts down alternative routes will be impeded. Monument hill is a higher accident prone area in El Paso County. Environmental- Emissions will spike and air quality will degrade. Wildlife disruption traffic, lights, and noise will impact the one largest land and wildlife conservation right next to this, Colorado just spent millions on wildlife bridge close to this exit. Buc-ees uses 3.5 m -8 m lumens compares to 200k -300 K lumens for regular gas station. Waste pictures from Johnstown show completely black snowdrifts, indication the level of pollution and waste. Light pollution disrupts wildlife and human health. Water (big deal) 13.2 million gallons of water a year for Buc-ees. Denver Basin has four aquifers and is depleting with limited to no natural recharge to the deeper aquifers. Financially -Johnstown earns a 1.5% sales tax from \$25 M= 375K revenue) that pennies for all the damage and heartache. Increase cost in police, medical and fire fighters, building a safer off and on ramp which previously CDOT has said no due to no money for these projects and not being able to build a roundabout. Buc-ees negotiates millions for capital incentives from the gaining municipality ultimately pays for improvements, the municipality ends up paying for the improvements, not Buc-ees. They typically lower their gas prices that impacts the local gas stations and restaurants in the area. Home values are already lowering, effect the tourism we see in the area. There are homes that this attraction gas station would be in their backyard. Buc-ees stated themselves that people come to Buc-ees and get back on the road so it doesn't bring anything to the area except traffic. On vacation, Buc-ees in Florence, SC has no roundabout and we wait on the overpass a through several lights before we get in the lane for on ramp to interstate. Plans at the Palmer Lake meetings stated that Buc-ees planned to build the 3rd largest Buc-ees at this location. This company is not about fitting in Colorado ways. In addition you have County Line Rd that is under Douglas County district. The value of your citizens should be on forefront of this decision and Tri-Lakes has spoken. Buc-ees has already shown they care about themselves and do not care about the community around them. Please do the right thing. This is not about Buc-ees. It is about not being the right location. You want when people come into El Paso County is seeing the Mountain Views not oversized gas station that is only thing they interested is visiting not the rest of beauty that El Paso county has to offer. El Paso County's zoning and master planning philosophy is fundamentally about **protecting landowners, preserving the natural environment, maintaining community character, and ensuring that land uses are compatible with their surroundings**. The proposed Buc-ee's at County Line Road and I-25—in what is currently a beautiful, environmentally fragile, rural residential neighborhood—directly violates these core principles.	Buc ees not appropriate for this location and request that it not be at this location	01/26/2026 06:06 PM
CCM-2518449	K C	Annexation	Buc-ee's	Please please work with other commissioners on the importance of preserving Monument Hill. NO rezoning. Please convince them the entrance to ELPC needs to remain wide open, in spite of revenues. Every commissioner tries to take care of their district people. (I get that), but our entire county needs teamwork on a big NO to Monument Hill developments. Our county exploded between 2000–2025. (too much to sustain in 30 years) Please please do what you can for ELPC to get revenues elsewhere. (I lived at Nevada and Cache La Poudre for 25 years) so Palmer Lake is my retirement place, it's not a NIMBY thing. CC was our playground- we enjoyed it too- but the \$\$\$ out beat our neighborhood. Please educate the other commissioners on the dangers of Monument Hill development. Some people are saying you stamp for developers. I NEVER believed that with what you did for the west side.	Work as a team please	11/09/2025 08:41 PM
CCM-2518448	K C	Annexation	Buc-ee's	Our Palmer Lake community has its own problems, please don't let fire be one of them in our future. Fire danger Evacuation danger Water use danger- every drop counts! CDOT intersection - AGAIN! No more waste \$ Drainage danger Gasoline storage dangers/ soil and fires Please help. I've been very involved and it's been rough in Palmer Lake. I know the \$\$\$ sounds good- but every drop of water in CO counts. Please listen to the people's fears up here, they are real.	No change regarding zoning for Monument Hill. Please don't allow it to be developed .	11/09/2025 08:17 PM

CCM-2518443	Bill Normile	Annexation	Buc-ee's	Ms. Williams It has been about a year since I reached out to you about Bucees in No El Paso county and your staff at that time informed me you had no opinion in the matter and it was at time not a county commissioner issue. Fast forward a year or so later as this has become international news and I ask again what is you stance? This will effect many people in the Woodmoor area negatively and we don't have a vote in the matter. We need your help. Will you intervene now? Even the governor and senators have weighed in. Still waiting to hear from you Thanks Bill and many others Please say no to Bucees. Please do whatever you can to stop it. Thank you Dear Commissioner Williams, I urge you to please get involved and stop the approval of a Buc-ee's before it's too late. We need to protect that last bit of Forest along I-25 from being converted into a 120 gas pump convenience store. We have serious concerns about the water demands this monstrosity will have, the loss of the dark sky, the increased traffic for a Texas company that doesn't care about anything but profit. Mr. Malone has offered to purchase this piece of property to conserve it. This is the solution we should be encouraging. Not one that will decrease property values and increase our homeowners insurance, and eventually our auto insurance as soon as the accidents increase as a result of this unwanted beaver. I beg you to please get involved and help stop it. Sincerely, Cindy Phillips 11/09/2025 09:00 AM
CCM-2518442 CCM-2516481	Cindy and Greg Phillips Cindy Phillips	Annexation Annexation	Buc-ee's Buc-ee's	Buc—ees I protest the proposed Bucc-ees and you should too!!! 11/08/2025 07:12 PM 07/31/2025 10:25 AM
CCM-2516403	Karen Maves	Annexation	Buc-ee's	Stop Bucee's 07/28/2025 08:53 AM
CCM-2513861	Paul Walker	Annexation	Buc-ees	Proposed location of Buc-ee's and it's giant travel center and convenience store 03/11/2025 11:55 AM
CCM-2513199	Gage Parrish	Annexation	Buc-ees	Follow-up to my December email about ingress/egress and safety concerns at I-25/County Line Rd 01/31/2025 12:36 PM

CCM-2512883	K C	Annexation	Buc-ees	1. No transparency or response to concerned citizens questions and requests. 2. I have lack of trust in elected officials here, BOT, Town Manager, Town Fire Chief 3. Non working hydrants in multiple dwelling areas 4. No records for hydrants working and non working in Palmer Lake 5. Insufficient water flows, 1000 gallon truck not enough for emergencies Please help me fight for existing fire safety in my town, as our elected officials and town staff fight for the planning and projected developments proposed instead. I have used the chain of command: Personal requests to mayor Personal requests to 2 BOTs On record twice addressing our entire town council and town staff in person at council meetings Multiple emails sent documenting my concerns to Town Manager and Town Council and Mayor Giant You are now the next step in my process. If something “ accidentally ” happens regarding my safety and the safety of my immediate neighbors, you are now informed. Can you please ask one of your staff members to communicate with me on how you plan/ not plan to be involved? If these problems here get solved, I will need to know that the chain of command is finished. Thank you very much for your past service, and your service now. Kellie Currie Would like this NOT to be published.	I need support in Palmer Lake with fire safety laws being followed in our town. 01/05/2025 11:24 PM
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