THIS ADDITIONAL INFORMATION WAS ADDED TO THE PUBLIC PACKET ON AUGUST 21, 2026 AT 1:30 P.M.

APP261 - Buc-ee's Appeal
Public Comments
Opposition
Received 8/14/2026 - 8/20/2026
Sent to BOCC Clerk

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:32 AM
To: PCD Hearings
Subject: Fw: Not a good place for Buc-ees

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: Andrew Hopwood
Sent: Thursday, August 20, 2026 2:31 PM
To: PLNWEB; Holly Williams; Bill Wysong; Carrie Geitner; Lauren Nelson; Cory Applegate; Meggan Herington; Kylie Bagley
Cc: contact@trilakespreservation.org; integritymatterscos@gmail.com; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; 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
Subject: Fw: Not a good place for Buc-ees

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 the El Paso County Planning Department and County Commissioners,
I am writing as a concerned resident regarding the proposed Buc-ee's development near Monument and Palmer Lake. I strongly urge the Planning Department not to treat this proposal as a simple administrative approval under the obsolete C-1 zoning designation.
Please do not dismiss these concerns as just another round of public opposition. Many of us feel that decisions of this magnitude should not move quietly through administrative channels based on outdated zoning definitions that were never intended for a project of this scale. We are asking not for special treatment, but for transparency, careful scrutiny, and a meaningful public process. Public input should matter before irreversible decisions are made.
This project is not comparable to the type of "convenience store" that existed when the C-1 zoning code was created. In 1991, convenience stores were small neighborhood-serving businesses such as 7-Elevenstores, typically around 5,000–6,000 square feet. C-1 zoning and convenience store uses were historically intended to serve local neighborhood and community needs through small-scale commercial services, retail, and offices.
By Buc-ee's own statements to the Palmer Lake Planning Commission in 2025, the company acknowledged that approximately "90–95% of store sales come from outside of the zip code." That statement alone demonstrates that this is not a neighborhood-serving convenience store, but a large regional commercial destination designed to draw substantial outside traffic from well beyond the local community.
Additionally, within the C-1 designation, gas stations were historically permitted only as an accessory use alongside a convenience store, not as the defining feature of a massive regional travel center operation. Buc-ee's far exceeds the original scale, intent, and community-serving purpose contemplated under the obsolete C-1 zoning classification.
Several issues deserve careful scrutiny and a full public process:

• The current C-1 zoning classification is obsolete and has not been updated since 1991.
• Buc-ee's appears to more closely match the intent of C-3 or regional commercial zoning rather than neighborhood commercial zoning.
• A project of this scale should not move forward through administrative approval simply because the obsolete zoning code lacks a modern size limitation for convenience stores.
• Buc-ee's should not be allowed to avoid public hearings by using an outdated zoning technicality.
• The Town of Monument has already raised concerns regarding possible "segmentation" related to the Beacon Lite Road project and the use of dirt generated from county-funded road work.
• The proposed building and sign heights appear to exceed the 30-foot limits allowed under C-1 zoning. I request clarification regarding how these heights are being measured and whether retaining wall height is being included under applicable building code standards.
• The public deserves transparency regarding whether any future Planned Unit Development (PUD) process could be used to waive existing restrictions.

This project would have major regional impacts involving traffic, infrastructure, water use, visual character, noise, and public safety. Because of its scale and significance, I respectfully request that the Planning Department require a full public review process rather than allowing this proposal to proceed administratively.

Thank you for your time and consideration.

Respectfully,
Andrew Hopwood
Southwest Airlines
First Officer
ahopwood1@mac.com
623 695-2831 cell

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:32 AM
To: PCD Hearings
Subject: Fw: Objection to the Buc-ees Administrative and Determination for a public hearing - C-1 zone, I25 and County LineRoad

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: Barbara Nicholas
Sent: Thursday, August 20, 2026 2:32 PM
To: Carrie Geitner
Subject: Fw: Objection to the Buc-ees Administrative and Determination for a public hearing -C-1 zone, I25 and County LineRoad

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 Chair Geitner and commissioners Please accept this letter as evidence for consideration in the file Number APP261-Appeal of Buc-ees Administrative Determination (original File Number ADM264) In an upcoming hearing , the Board of County Commissioners (BoCC) will hear the appeal APP261 and be asked by the applicant to classify the proposed Buc-ees travel center as a convenience store. However, the proposed travel center does not meet the definition of a convenience store, nor does it meet the criteria to be considered similar to one for purposes of approval in a C-1 zone BUC-eyes DOES NOT MEET THE DEFINITION OF A CONVENIENCE STORE Buc-ees does not meet the County's definition of a convenience store in a number of ways Convenience Stores are Neighborhood Markets , Buc-ees is Not First Buc-ees does not fit the definition of a convenience store. Section 1.15 of the Land Development Code (LDC) defines a convenience store as: "An establishment for the 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 petroleum products" A key part of this definition is that a convenience stores purpose may be to offer products for sale "in the neighborhood in which it is located". The County's

Master Plan supports the neighborhood scale definition as well. The site is located in a “surburban” residential place type” for which page 32 of the Master Plan” says commercial development “must be small-scale standalone businesses that serve a neighborhood population” However, Buc-ees purpose would be to serve travelers on I25 Buc-ees reports that the vast majority of its customers come from outside the zip code in which a travel center is located. Buc-ees calls its locations “travel centers” in planning documents,on its company website, and in the press. The project was first presented to El Paso County in 2024 as a “travel center”. Tte massive size of the proposed travel center makes it obvious that it is not intended to serve the surrounding neighborhood. The travel center would s about four times as large as all existing convenience stores on the Tri Lakes area combined. The travel center has an estimated 22,150 daily vehicle trips, but the Tri Lakes area only has 8,750 households. The number of expected trips is more than two and a half times the. number of households in the area, meaning there is no way these households could make up the expected customer base of the projected 22,150 daily trips to the travel center. Convenience Stores Do Not Include Food Preparation, But Buc-ees does Buc-ees travel centers include food preparation—essentially restaurants inside a large retail building. Tte County’s definition of a convenience store includes the sale of “groceries, ready-to-eat food, over-the-counter drugs, and sundries”. It does not include food preparation as part of an allowed use within a convenience store. In fact, restaurants are a separate use specified in the code. Convenience Stores Allow Incidental Fuel Sales! Not a Mega Gas Station Buc-ees would have 120 fueling pump positions. This number of fuel pumps would roughly double the number of passenger pumps that exist in the entire Tri Lakes area. There is currently no shortage of fuel pumps or limits to accessing fuel in the community. This massive number of fuel pumps is clearly part of Buc-ees travel enter business model and not within the scope of fueling provided by a convenience store. This number of pumps does not fit within a neighborhood-scale use. Convenience Stores Allow Sale of “Sundries” But Buc-ees has Expansive Retail Buc-ees retail offerings exceed the type of retail described in the County’s definition of a convenience store. The County’s definition of a convenience store includes the sale of “sundries” Sundries are not not defined in the County’s code, but the Cambridge Dictionary defines sundries as “various different small things that are considered together, usually because they are not important enough to be considered separately”. Merriam Websters Dictionary defines sundries as “miscellaneous small articles, details, or items”. While the County’s definition of a convenience store includes retail offerings miscellaneous small items, Buc-ees travel centers sell a large variety of larger retail items not commonly considered sundries. For example, Buc-ees sells home goods and sporting goods, such as cookware, clothing and home decor Buc-ees Does Not Meet the Criteria to be Considered Similar to a Convenience Store in a C-1 Zone Since Buc-ees doesn’t meet the definition of a convenience store, the next question is whether the proposed travel center meets the criteria to be considered similar to one. Section 5.3.6 of the LDC describes the process for the County to evaluate whether the 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) thefunctiin, 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 Buc-ees travel center fails both oof the criteria Buc-ees is Not Consistent with C-1 Zoning The purpose of the C-1 zone before becoming obsolete was for commercial uses compared to the C-2 one that was for large commercial uses. The C-2 zone, not the C-1 zone, was for large commercial uses. Of these two obsolete zones retained in the code, the C-1 zone is the more restrictive commercial zone The C-1 zone, before becoming obsolete, prohibited all sales of fuel. Gas stations and truck stops were not allowed uses and still remain prohibited. The definition of a convenience store before the C-1 zone was obsolete, expressly prohibited the sale of fuel. Based on this, it is clear that the travel center is not consistent with the purpose of the zone Buc-ees Has Characteristics and Impacts of a Far Greater Scale The travel enter would have characteristics and impacts of a far greater scale than a convenience store or anything else allowed in a

C-1 zone. Traffic, health impacts, pollution, and noise would all be of a vastly greater scale than that of a convenience store or other allowed uses in a C-1 zone. The applicants own traffic study shows that a convenience store with a gas station would have 3,212 daily trips, just a fraction of the 22,150 daily trips expected for the travel center THE BoCC Should Deny the Appeal Buc-ees is asking the BoCC to overturn the decision made by the County's Planning Director. They are also asking to have the largest commercial land use project in the County to be classified as merely a convenience store and be allowed use in a zone that has been obsolete for decades all without going through the County's usual land use processes. This process alone signals that the appeal should be denied. The evidence presented confirms that the appeal must be denied. Buc-ees is a large scale travel center. It is an integrated use type that includes a large scale gas station, large scale retail, and large scale fast food style food services. These uses add up to far more than a convenience store. The County's own Planning Director found that the proposed travel enter "includes a combination of characteristics, impacts, and design elements that are mixed and uncommitted within incorporated El Paso County ". I urge you to please deny APP261. Buc-ees is not a convenience store Thank you for considering this evidence Sincerely Barbara L Nicholas 1245 Llewelyn Court Monument Resident 27 years in Monument Colorado Native

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:30 AM
To: PCD Hearings
Subject: Fw: Fwd: Request regarding participation procedures for the August 27 ADM264 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: epc-tlp@use.startmail.com
Sent: Thursday, August 20, 2026 2:30 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; 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; next@9news.com
Subject: Fw: Fwd: Request regarding participation procedures for the August 27 ADM264 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.



Dear Chair Geitner:

I respectfully request that my full support of and agreement with the August 13, 2026 letter titled "Request regarding participation procedures for the August 27 ADM264 hearing " from Mrs. Laurel Schow be incorporated into evidence for the appeal hearing.

The limitations that the Public Hearing Participation page for August 27 places on the constituents you were elected to serve is a clear indication of a government body seeking only to serve an outsider's agenda. I cannot understand why, after I supported you, you would so blatantly deny my community involvement and the way of life I've spent 40 years building.

You have an opportunity right now to elevate your name and legacy above the scrutiny that you're facing for undercutting your constituents. You can do this by amending the Public Hearing participation page to include the procedural requests that Mrs. Schow and many others have requested. Please do so.

Most important of those requests are:
1. Designated Community Representative with Equal Time
2. Citizen/Community Closing Statement After Applicant Rebuttal in accordance with Resolution 26-8 Section XIII E.9
3. A coordinated community presentation included in the public comment portion of the hearing with equal time as that given to the applicant.
4. Access to the document camera or overhead display

Hundreds of residents are watching to see if you follow our county's own laws, especially Resolution 26-8, Section XIII.E.1, which requires the Chair to ensure a **full and fair due process hearing for all participants** .

Sincerely;
Casey G

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:33 AM
To: PCD Hearings
Subject: Fw:

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: Karen Maves
Sent: Thursday, August 20, 2026 2:33 PM
To: PLNWEB; Holly Williams; Bill Wysong; Carrie Geitner; Lauren Nelson; Cory Applegate; Meggan Herington; Kylie Bagley
Subject: Fw:

CAUTION: This email originated from outside the El Paso County technology network.
Do not click links or open attachments unless you recognize the sender and know the content is safe.
Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

This message needs your attention

- Some Recipients have never replied to this person.
- This is a personal email address.

Dear Commissioners,

I am respectfully requesting that you vote NO on allowing Buc-ee's to be classified as a "convenience store " and thereby meet criteria for C-1 zoning classification. This proposed complex is anything but a convenience store. By definition a convenience store has the "purpose of offering sale to the neighborhood in which it is located " certain items. By their own statistics, Buc-ees claims 85% of their customers come from outside the area, probably even more at this site. I live 1.2 miles from the proposed site which promises to be a major "inconvenience " if built. A venture to pick up a half gallon of milk, while battling a hoard of out-of-towners is something that will NEVER happen.

There are many reasons, which I'm sure you understand, that this is not the right place for construction of a gargantuan travel center. Please do not allow this to happen to our community.

Thank you for your consideration.

Respectfully,
Karen Maves
20060 Capella Drive
Monument, CO. 80132

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:31 AM
To: PCD Hearings
Subject: Fw: Buc-cees

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: karon mccormick
Sent: Thursday, August 20, 2026 2:30 PM
To: Holly Williams; Bill Wysong; Carrie Geitner; Lauren Nelson; Cory Applegate; megganherinton@elpasoco.com; Kylie Bagley
Cc: contact@trilakespreservation.org; tony.keith@koaa.com; sam.page@krdo.com; news@cpr.org; EXTERNAL Fox News; EXTERNAL Newsroom Denver; EXTERNAL KKTV News; news@krdo.com
Subject: Fw: Buc-cees

CAUTION: This email originated from outside the El Paso County technology network.
Do not click links or open attachments unless you recognize the sender and know the content is safe.
Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

This message needs your attention

- This is a personal email address.

- This is their first email to your company.

Mark Safe

Report

El Paso County Digital, Strategy & Technology (DST)

Dear County Commissioners,

I am a 4th generation native of Colorado. I am writing in very strong opposition to the proposed site for Buc-cees. It 担 on top of Monument Hill, the most dangerous part of Highway 25. In my opinion that property should have never been zoned commercial. It 担 the Palmer divide. I have seen black ice form on that hill and turn into an Ice-skating rink in a matter of minutes during the winter and spring months. Winter can last October 25th, 1997, our worst blizzard until May 31st of any given year. I have friends who are truck drivers who drive semi trucks who regularly navigate up and down that hill. On a good weather day, it 担 bad on a bad weather day, it 担 horrific. They can tell you some horror stories. This Disney World of a gas station would dramatically increase traffic on the most dangerous part of HWY 25, Monument Hill.

Governor Polis and our two Democrat U.S. senators wrote letters to Buc-ee 担 on September 17, 2025, urging the company to reconsider the Monument Hill location. I applaud them. They are right.

https://www.cpr.org/2025/09/17/governor-and-senators-ask-buc-ees-to-reconsider-location/

We have just spent millions of tax dollars installing round-abouts just 1 click south of the proposed Buc-ee's site, on the Baptist Rd exit, for ease of access to 2 large truck stops that have very large convenience stores in them. They have everything anyone could possibly need from a convenience store, large delis with seating areas, an Arby 担, Dunkin Donuts and coffee, they even sell T-shirts and stuffed animals for the kids.

My understanding is that Fountain has invited Buc-ee 担 to a lower and safer elevation where a gas station and convenience store are needed. Fountain is still in El Paso County; the sales tax revenue would go to the same county funds.

There are million-dollar properties in Woodmore in Monument. These properties would face de-valuation as no one wants to look at a lit-up Buc-cees 24/7 which would result in a reduction in state property taxes negatively impacting D38 schools.

Please deny this request from Buc-cees, as I stated before, I don 抉 believe that property should have ever been zoned commercial due to its position on top of Monument Hill, the highest elevation and the most dangerous spot on Highway 25.

Sincerely,

Karon Downing

32 Washington Street

Monument Colorado, 80132

719-339-3805

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:33 AM
To: PCD Hearings
Subject: Fw: Requirement for Buc-ee担 to properly rezone

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: Kat O
Sent: Thursday, August 20, 2026 2:32 PM
To: PLNWEB; Holly Williams; Bill Wysong; Carrie Geitner; Lauren Nelson; Cory Applegate; Meggan Herington; Kylie Bagley
Cc: johnouterlimits@hotmail.com
Subject: Fw: Requirement for Buc-ee担 to properly rezone

CAUTION: This email originated from outside the El Paso County technology network.
Do not click links or open attachments unless you recognize the sender and know the content is safe.
Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

This message needs your attention

- Some Recipients have never replied to this person.

- This is a personal email address.

Mark Safe

Report

El Paso County Digital, Strategy & Technology (DST)

To the El Paso County Planning Department and County Commissioners,
I am writing as a concerned resident in the Misty Aces are regarding the proposed Buc-ee's development near Monument and Palmer Lake. I am less than 3 miles from this proposed monstrosity. I strongly urge the Planning Department not to treat this proposal as a simple administrative approval under the obsolete C-1 zoning designation. Please include this as part of the legal record.
Please do not dismiss these concerns as just another round of public opposition. Many of us feel that decisions of this magnitude should not move quietly through administrative channels based on outdated zoning definitions that were never intended for a project of this scale. We are asking not for special treatment, but for transparency, careful scrutiny, and a meaningful public process. Public input should matter before irreversible decisions are made. We ask that you protect our community, wildlife and planning.
This project is not comparable to the type of "convenience store" that existed when the C-1 zoning code was created. In 1991, convenience stores were small neighborhood-serving businesses such as 7-Elevenstores, typically around 5,000–6,000 square feet. C-1 zoning and convenience store uses were historically intended to serve local neighborhood and community needs through small-scale commercial services, retail, and offices.
By Buc-ee's own statements to the Palmer Lake Planning Commission in 2025, the company acknowledged that approximately "90–95% of store sales come from outside of the zip code." That statement alone demonstrates that this is not a neighborhood-serving convenience store, but a large regional commercial destination designed to draw substantial outside traffic from well beyond the local community.
Additionally, within the C-1 designation, gas stations were historically permitted only as an accessory use alongside a convenience store, not as the defining feature of a massive regional travel center operation. Buc-ee's far exceeds the original scale, intent, and community-serving purpose contemplated under the obsolete C-1 zoning classification.
Several issues deserve careful scrutiny and a full public process:
• The current C-1 zoning classification is obsolete and has not been updated since 1991.
• Buc-ee's appears to more closely match the intent of C-3 or regional commercial zoning rather than neighborhood commercial zoning.
• A project of this scale should not move forward through administrative approval simply because the obsolete zoning code lacks a modern size limitation for convenience stores.

• Buc-ee's should not be allowed to avoid public hearings by using an outdated zoning technicality.
• The Town of Monument has already raised concerns regarding possible "segmentation" related to the Beacon Lite Road project and the use of dirt generated from county-funded road work.
• The proposed building and sign heights appear to exceed the 30-foot limits allowed under C-1 zoning. I request clarification regarding how these heights are being measured and whether retaining wall height is being included under applicable building code standards.
• The public deserves transparency regarding whether any future Planned Unit Development (PUD) process could be used to waive existing restrictions.

This project would have major regional impacts involving traffic, infrastructure, water use, visual character, noise, and public safety. Because of its scale and significance, I respectfully request that the Planning Department require a full public review process rather than allowing this proposal to proceed administratively.

Thank you for your time and consideration.

Sincerely,

Kathleen O'Malley
19616 Still River Ct, Monument 80132
Misty Acres

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:31 AM
To: PCD Hearings
Subject: Fw: August 27 BOCC

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 20, 2026 2:24 PM
To: CARCTB
Cc: Carrie Geitner; Lauren Nelson; Holly Williams; Cory Applegate; Bill Wysong; Kylie Bagley; Meggan Herington; Kenny Hodges; Bret Waters; editor@monumentindependent.com; 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; newstips@nytimes.com; tips@cnn.com; tips@nbcuni.com; news.tips@abc.com; LBergman@newsnationnow.com; tips@thefp.com; talkshow@aol.com; bmarkus@cprmail.org; BMaass@cbs.com
Subject: Fw: August 27 BOCC

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. As an educated citizen of El Paso County, I absolutely need to have the opportunity to use a document camera and be allowed more than one minute to present my evidence to the board of county commissioners. I understand the hours and hours of repetitive statements can be VERY fatiguing- believe me. I sit through similiar situations. I need a document camera so my visual can keep you from hearing 1000 more words. Thank you for your consideration. * another idea* What if I promise to bring everyone a nice warm foot bath to

use so we all multitask this day to make it all somewhat worth it?!?! (wish I could!!!) Thank you for your consideration, Kellie Currie El Paso County Citizen

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:33 AM
To: PCD Hearings
Subject: Fw: Objection to the Buc-ee's Administrative Determination and Demand for a Public Hearing — C-1 Zone, I-25 & County Line 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: Kristin
Sent: Thursday, August 20, 2026 2:31 PM
To: PLNWEB; Holly Williams; Bill Wysong; Carrie Geitner; Lauren Nelson; Cory Applegate; Meggan Herington; Kylie Bagley
Cc: contact@trilakespreservation.org; integritymatterscos@gmail.com; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; 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
Subject: Fw: Objection to the Buc-ee's Administrative Determination and Demand for a Public Hearing — C-1 Zone, I-25 & County Line 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.

!

This message could be suspicious

- Similar name as someone in your company.
- Some Recipients have never replied to this person.
- This is a personal email address.

Mark Safe

Report

El Paso County Digital, Strategy & Technology (DST)

Chair Geitner and Commissioners,

Please accept this letter as evidence for consideration in the matter of File Number APP261—Appeal of Buc-ee's Administrative Determination (original File Number ADM264). In an upcoming hearing, the Board of County Commissioners (BoCC) will hear the appeal APP261 and be asked by the applicant to classify the proposed Buc-ee's travel center as a convenience store. However, the proposed travel center does not meet the definition of a convenience store, nor does it meet the criteria to be considered similar to one for purposes of approval in a C-1 zone.

Buc-ee's Does Not Meet the Definition of a Convenience Store

Buc-ee's does not meet the County's definition of a convenience store in a number of ways.

Convenience Stores are Neighborhood Markets, Buc-ee's is Not

First, Buc-ee's does not fit the neighborhood-scale definition of a convenience store. Section 1.15 of the Land Development Code (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 this definition is that a convenience store's *purpose* must be to offer products for sale "to the neighborhood in which it is located". The County's Master Plan supports the neighborhood-scale definition as well. The site is located in a "suburban residential placetype" for which page 32 of the Master Plan says commercial development "must be small-scale standalone businesses that serve a neighborhood population."

However, Buc-ee's purpose would be to serve travelers on interstate 25. Buc-ee's reports that the vast majority of its customers come from outside the zip code in which a travel center is located. Buc-ee's calls its locations "travel centers" in planning documents, on its company website, and in the press. The project was first presented to El Paso County in 2024 as a "travel center". The massive size of the proposed travel center makes it obvious that it is not intended to serve the surrounding neighborhood. The travel center would be about four times as large as all existing convenience stores in the Tri-Lakes area combined. The travel center has an estimated 22,150 daily vehicle trips, but the Tri-Lakes area only has 8,750 households. The number of expected trips is more than two and a half times the number of households in the area, meaning there is no way these households could make up the expected customer base of the projected 22,150 daily trips to the travel center.

Convenience Stores Do Not Include Food Preparation, But Buc-ee's Does

Buc-ee's travel centers include food preparation—essentially restaurants inside the large retail building. The County's definition of a convenience store includes the sale of "groceries, ready-to-eat food, over-the-counter drugs, and sundries." It does not include food preparation as part of an allowed use within a convenience store. In fact, restaurants are a separate use specified in the code.

Convenience Stores Allow Incidental Fuel Sales, not a Mega Gas Station

Buc-ee's would have 120 fueling pump positions. This number of fuel pumps would roughly double the number of passenger pumps that exist in the entire Tri-Lakes area. There is currently no shortage of fuel pumps or limits to accessing fuel in the community. This massive number of fuel pumps is clearly part of Buc-ee's travel center business model and not within the scope of fueling provided by a convenience store. This number of pumps does not fit within a neighborhood-scale use.

Convenience Stores Allow Sale of "Sundries", but Buc-ee's has Expansive Retail

Buc-ee's retail offerings exceed the type of retail described in the County's definition of a convenience store. The County's definition of a convenience store includes the sale of "sundries". Sundries are not defined in the County's code, but the Cambridge Dictionary defines sundries as "various different small things that are considered together, usually because they are not important enough to be considered separately." Merriam-Webster's Dictionary defines sundries as "miscellaneous small articles, details, or items." While the County's definition of a convenience store includes retail of miscellaneous small items, Buc-ee's travel centers sell a large variety of larger retail items not commonly considered sundries. For example, Buc-ee's sells home goods and sporting goods, such as cookware, clothing, and home décor.

Buc-ee's Does Not Meet the Criteria to be Considered Similar to a Convenience Store or Allowed in a C-1 Zone

Since Buc-ee's doesn't meet the definition of a convenience store, the next question is whether the proposed travel center meets the criteria to be

considered similar to one. 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 Buc-ee's travel center fails both of the criteria.

Buc-ee's is Not Consistent with C-1 Zoning

The purpose of the C-1 zone before becoming obsolete was for commercial uses compared to the C-2 zone that was for *large* commercial uses. The C-2 zone, not the C-1 zone, was for large commercial uses. Of these two obsolete zones retained in the code, the C-1 zone is the more restrictive commercial zone.

The C-1 zone, before becoming obsolete, prohibited all sales of fuel. Gas stations and truck stops were not allowed uses and still remain prohibited. The definition of a convenience store before the C-1 zone was obsolete, expressly prohibited the sale of fuel. Based on this, it is clear that the travel center is not consistent with the purpose of the zone.

Buc-ee's Has Characteristics and Impacts of a Far Greater Scale

The travel center would have characteristics and impacts of a far greater scale than a convenience store or anything else allowed in a C-1 zone. Traffic, health impacts, pollution, and noise would all be of a vastly greater scale than a convenience store or other allowed uses in a C-1 zone. The applicant's own traffic study shows that a convenience store with a gas station would have 3,212 daily trips, just a fraction of the 22,150 daily trips expected for the travel center.

The BoCC Should Deny the Appeal

Buc-ee's is asking the BoCC to overturn the decision made by the County's Planning Director. They are also asking to have the largest commercial land use project in the County to be classified as merely a convenience store and be designated as an allowed use in a zone that has been obsolete for decades all without going through the County's usual land use processes. This process alone signals that the appeal should be denied. The evidence presented confirms that the appeal must be denied. Buc-ee's is a large-scale travel center. It is an integrated use type that includes a large-scale gas station, large-scale retail, and large-scale fast-food style food services. These uses add up to far more than a convenience store. The County's own Planning Director found that the proposed travel center "includes a combination of characteristics, impacts, and design elements that are mixed and uncommon within unincorporated El Paso County."

I urge you to please deny APP261. Buc-ee's is not a convenience store.

Thank you for considering this evidence.

Sincerely,

Kristin Wallau
1077 Tree Bark Ter, Monument CO 80132
Sanctuary Pointe, El Paso County

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:32 AM
To: PCD Hearings
Subject: Fw: Require Buc-ee担 to properly rezone

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: Kristin
Sent: Thursday, August 20, 2026 2:31 PM
To: PLNWEB; Holly Williams; Bill Wysong; Carrie Geitner; Lauren Nelson; Cory Applegate; Meggan Herington; Kylie Bagley
Cc: contact@trilakespreservation.org; integritymatterscos@gmail.com; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; 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
Subject: Fw: Require Buc-ee担 to properly rezone

CAUTION: This email originated from outside the El Paso County technology network.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

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

This message could be suspicious

- Similar name as someone in your company.
- Some Recipients have never replied to this person.
- This is a personal email address.

Mark Safe

Report

El Paso County Digital, Strategy & Technology (DST)

To the El Paso County Planning Department and County Commissioners,
I am writing as a concerned resident regarding the proposed Buc-ee's development near Monument and Palmer Lake. I strongly urge the Planning Department not to treat this proposal as a simple administrative approval under the obsolete C-1 zoning designation.
Please do not dismiss these concerns as just another round of public opposition. Many of us feel that decisions of this magnitude should not move quietly through administrative channels based on outdated zoning definitions that were never intended for a project of this scale. We are asking not for special treatment, but for transparency, careful scrutiny, and a meaningful public process. Public input should matter before irreversible decisions are made.
This project is not comparable to the type of "convenience store" that existed when the C-1 zoning code was created. In 1991, convenience stores were small neighborhood-serving businesses such as 7-Elevenstores, typically around 5,000–6,000 square feet. C-1 zoning and convenience store uses were historically intended to serve local neighborhood and community needs through small-scale commercial services, retail, and offices.
By Buc-ee's own statements to the Palmer Lake Planning Commission in 2025, the company acknowledged that approximately "90–95% of store sales come from outside of the zip code." That statement alone demonstrates that this is not a neighborhood-serving convenience store, but a large regional commercial destination designed to draw substantial outside traffic from well beyond the local community.
Additionally, within the C-1 designation, gas stations were historically permitted only as an accessory use alongside a convenience store, not as the defining feature of a massive regional travel center operation. Buc-ee's far exceeds the original scale, intent, and community-serving purpose contemplated under the obsolete C-1 zoning classification.

Several issues deserve careful scrutiny and a full public process:
• The current C-1 zoning classification is obsolete and has not been updated since 1991.
• Buc-ee's appears to more closely match the intent of C-3 or regional commercial zoning rather than neighborhood commercial zoning.
• A project of this scale should not move forward through administrative approval simply because the obsolete zoning code lacks a modern size limitation for convenience stores.
• Buc-ee's should not be allowed to avoid public hearings by using an outdated zoning technicality.
• The Town of Monument has already raised concerns regarding possible "segmentation" related to the Beacon Lite Road project and the use of dirt generated from county-funded road work.
• The proposed building and sign heights appear to exceed the 30-foot limits allowed under C-1 zoning. I request clarification regarding how these heights are being measured and whether retaining wall height is being included under applicable building code standards.
• The public deserves transparency regarding whether any future Planned Unit Development (PUD) process could be used to waive existing restrictions.
This project would have major regional impacts involving traffic, infrastructure, water use, visual character, noise, and public safety. Because of its scale and significance, I respectfully request that the Planning Department require a full public review process rather than allowing this proposal to proceed administratively.
Thank you for your time and consideration.
Sincerely,

Kristin Wallau
Sanctuary Pointe

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:33 AM
To: PCD Hearings
Subject: Fw: Speaker registration for the August 27, 2026 hearing on the appeal of Administrative Determination ADM264
Attachments: letter_BoCC_RE Speakeer Registration_08192026_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 20, 2026 2:32 PM
To: CARCTB
Cc: Carrie Geitner; Lauren Nelson; Holly Williams; Cory Applegate; Bill Wysong; Steve Schleiker; 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: Speaker registration for the August 27, 2026 hearing on the appeal of Administrative Determination ADM264

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.



August 19, 2026

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

Re: Speaker registration for the August 27, 2026 hearing on the appeal of Administrative Determination ADM264

Dear Chair Geitner:

As with my August 13 letter, this letter concerns hearing procedure only. It contains no evidence or argument on the merits of the classification question before the Board. Because this is a quasi-judicial appeal, I am submitting the letter through the Clerk to the Board so it can be distributed and placed in the public record.

The Public Hearing Participation page remains unchanged in each respect I raised on August 13. Speaking time may be limited to one minute. Time cannot be transferred to another person. Each speaker may speak once. Speakers are called in registration order, and registration remains open until 9:00 a.m. on the morning of the hearing. I am writing again to request a practical solution to additional problems that have become clear as residents prepare.

The County 担 notice states that the Board must base its findings on specific, factual evidence rather than public popularity. One minute is enough to state a position, but presenting evidence on a code question takes longer. The applicant carries the burden of proof and will present at length, which is appropriate to the burden it carries. My concern is whether the format gives residents a workable way to present the specific, factual evidence the Board has said it must consider.

Residents have responded in the only way the rules permit. Groups are dividing their material into one-minute segments and recruiting a separate speaker for each segment. A twenty-minute presentation requires more than twenty people because each segment must be short enough to be read clearly and completed before the buzzer. Even when one segment falls well short of sixty seconds, it usually cannot be combined with another without exceeding the limit. Speakers are being asked to set aside a full working day to read a written passage lasting under sixty seconds.

Because time cannot be transferred, this arrangement produces a long speaker list. Yet the published rules identify a long speaker list as one of the circumstances under which the Chair may shorten the limit further.

The registration rule creates another problem. A segmented presentation is intelligible only if its speakers are called consecutively and in the order the segments were written. Under the current process, a group can accomplish that only by entering its entire roster in one uninterrupted sequence and hoping that no one else registers during that window. Entering twenty-five names takes time. If two groups register at the same moment, their speakers can become mixed together, disrupting both presentations. An individual speaker who registers between two group members can split an argument in half.

Rosters can also change until the morning of the hearing. People fall ill, encounter traffic delays, or pass a segment to another speaker. That possibility pushes groups to register as late as possible and concentrates registration within the same narrow window.

The published hearing room rules add another complication. Seating is first come, first served. If the room reaches capacity, staff may escort speakers into and out of the room. Speakers must monitor the display screens, remain seated rather than wait at the back, and be present when called or risk losing their opportunity to speak. A single argument divided among twenty-five people depends on every one of them being in the room when that person 担 segment is reached. Calling a group as a block would allow its members to be present together for one defined portion of the hearing.

I am asking the Board to provide a group registration option for the August 27 hearing. A designated coordinator would submit a group name and its roster in the order the group has set. The group would be called as a block in the position determined by when it registered. The coordinator would be permitted to substitute one registered speaker for another or reorder the roster until the group is called. Residents who are not part of a group would continue to register individually and be called in registration order, as they are now.

This would give no group additional speaking time and would leave the applicant 担 burden of proof and right to the final word unchanged. It would simply allow material already divided into one-minute pieces to reach the Board in the order it was written.

The three requests in my August 13 letter stand. I ask that the procedures for August 27, including whether group registration will be available, be confirmed before the hearing. I also ask that this letter and the Board 担 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 担 Office

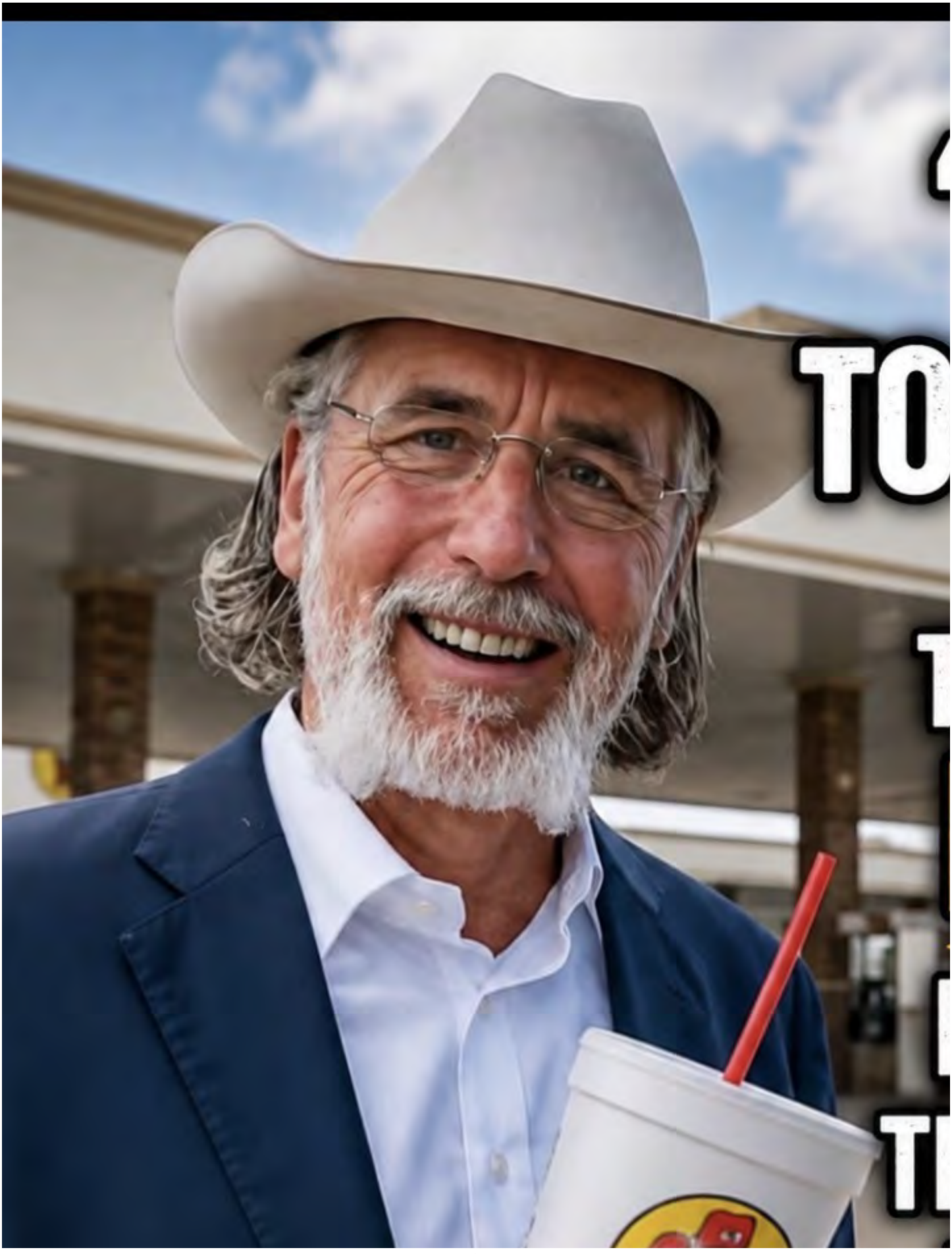
Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:31 AM
To: PCD Hearings
Subject: Fw: Arch Alpin on building locations
Attachments: IMG_8134.jpeg

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: Leslie Hanks
Sent: Thursday, August 20, 2026 2:32 PM
To: Holly Williams; Carrie Geitner; Lauren Nelson; Cory Applegate; Bill Wysong
Subject: Fw: Arch Alpin on building locations


TO

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.

Sent from my iPhone

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:32 AM
To: PCD Hearings
Subject: Fw: Objection to the Buc-ee's Administrative Determination and Demand for a Public Hearing — C-1 Zone, I-25 & County Line 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: Lori Connor
Sent: Thursday, August 20, 2026 2:32 PM
To: PLNWEB; Holly Williams; Bill Wysong; Carrie Geitner; Lauren Nelson; Cory Applegate; Meggan Herington; Kylie Bagley
Subject: Fw: Objection to the Buc-ee's Administrative Determination and Demand for a Public Hearing — C-1 Zone, I-25 & County Line 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.

This message needs your attention

- Some Recipients have never replied to this person.

The Honorable Chair Geitner and Commissioners,
My husband and I want to strongly encourage the Commissioners to deny Buc-ee's appeal of the recent Administrative Determination (original file ADM264) and find that the proposed Mega Travel Center does not meet the definition of a "convenience store, " nor does it meet the criteria to be similar to one for purposes of approval in a C-1 zone.
Please accept this letter as evidence for consideration in the matter of File Number APP261.
Buc-ee's does not meet the **County's own definition** of a convenience store as a neighborhood market:
First, Buc-ee's does not fit the neighborhood-scale definition of a convenience store. Section 1.15 of the Land Development Code (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 this definition is that a convenience store's *purpose* must be to offer products for sale "to the neighborhood in which it is located". The County's Master Plan supports the neighborhood-scale definition as well. The site is located in a "suburban residential placetype" for which page 32 of the Master Plan says commercial development "must be small-scale standalone businesses that serve a neighborhood population."
However, Buc-ee's purpose would be to serve travelers on interstate 25. Buc-ee's reports that the vast majority of its customers come from outside the zip code in which a travel center is located. Buc-ee's calls its locations "travel centers" in planning documents, on its company website, and in the press. The project was first presented to El Paso County in 2024 as a "travel center". The massive size of the proposed travel center makes it obvious that it is not intended to serve the surrounding neighborhood. The travel center would be about four times as large as all existing convenience stores in the Tri-Lakes area combined. The travel center has an estimated 22,150 daily vehicle trips, but the Tri-Lakes area only has 8,750 households. The number of expected trips is more than two and a half times the number of households in the area, meaning there is no way these households could make up the expected customer base of the projected 22,150 daily trips to the travel center.
Convenience Stores Do Not Include Food Preparation, But Buc-ee's Does

Buc-ee's travel centers include food preparation—essentially restaurants inside the large retail building. The County's definition of a convenience store includes the sale of "groceries, ready-to-eat food, over-the-counter drugs, and sundries." It does not include food preparation as part of an allowed use within a convenience store. In fact, restaurants are a separate use specified in the code.

Convenience Stores Allow Incidental Fuel Sales, not a Mega Gas Station

Buc-ee's would have 120 fueling pump positions. This number of fuel pumps would roughly double the number of passenger pumps that exist in the entire Tri-Lakes area. There is currently no shortage of fuel pumps or limits to accessing fuel in the community. This massive number of fuel pumps is clearly part of Buc-ee's travel center business model and not within the scope of fueling provided by a convenience store. This number of pumps does not fit within a neighborhood-scale use.

Convenience Stores Allow Sale of "Sundries", but Buc-ee's has Expansive Retail

Buc-ee's retail offerings exceed the type of retail described in the County's definition of a convenience store. The County's definition of a convenience store includes the sale of "sundries". Sundries are not defined in the County's code, but the Cambridge Dictionary defines sundries as "various different small things that are considered together, usually because they are not important enough to be considered separately." Merriam-Webster's Dictionary defines sundries as "miscellaneous small articles, details, or items." While the County's definition of a convenience store includes retail of miscellaneous small items, Buc-ee's travel centers sell a large variety of larger retail items not commonly considered sundries. For example, Buc-ee's sells home goods and sporting goods, such as cookware, clothing, and home décor.

Buc-ee's Does Not Meet the Criteria to be Considered Similar to a Convenience Store or Allowed in a C-1 Zone

Since Buc-ee's doesn't meet the definition of a convenience store, the next question is whether the proposed travel center meets the criteria to be considered similar to one. 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 Buc-ee's travel center fails both of the criteria.

Buc-ee's is Not Consistent with C-1 Zoning

The purpose of the C-1 zone before becoming obsolete was for commercial uses compared to the C-2 zone that was for *large* commercial uses. The C-2 zone, not the C-1 zone, was for large commercial uses. Of these two obsolete zones retained in the code, the C-1 zone is the more restrictive commercial zone.

The C-1 zone, before becoming obsolete, prohibited all sales of fuel. Gas stations and truck stops were not allowed uses and still remain prohibited. The definition of a convenience store before the C-1 zone was obsolete, expressly prohibited the sale of fuel. Based on this, it is clear that the travel center is not consistent with the purpose of the zone.

Buc-ee's Has Characteristics and Impacts of a Far Greater Scale

The travel center would have characteristics and impacts of a far greater scale than a convenience store or anything else allowed in a C-1 zone. Traffic, health impacts, pollution, noise, high-intensity/intrusive lighting, water usage, and impact on natural habitat would all be of a vastly greater scale than a typical convenience store or other allowed uses in a C-1 zone. The applicant's own traffic study shows that a convenience store with a gas station would have 3,212 daily trips, just a fraction of the 22,150 daily trips expected for the travel center.

The BoCC Should Deny the Appeal

Buc-ee's is asking the BoCC to overturn the decision made by the County's Planning Director. **They are also asking to have the largest commercial land use project in the County** t **o be classified as merely a convenience store and be designated as an allowed use in a zone that has been obsolete for decades all without going through the County's usual land use processes** . This process alone signals that the appeal should be denied. The evidence presented argues that the appeal must be denied. Buc-ee's is a large-scale travel center. It is an integrated use type that includes a massive gas station, large-scale retail, and large-scale fast-food style food services. These uses add up to far more than a convenience store. The County's own Planning Director found that the proposed travel center "includes a combination of characteristics, impacts, and design elements that are mixed and uncommon within unincorporated El Paso County."

I urge the Commissioners to deny APP261. Buc-ee's does not meet the County's definition of a convenience store and any further efforts by Buc-ees to rely on technical land use loopholes and to circumvent public input should be denied.

Thank you for considering this evidence.

Sincerely,

Kevin & Lori Connor
3305 Mesa Top Drive, Monument, CO 80132

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:32 AM
To: PCD Hearings
Subject: Fw: Re: Request regarding participation procedures for the August 27 ADM264 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: Marti Zehr-Breedlove
Sent: Thursday, August 20, 2026 2:30 PM
To: CARCTB; Laurel Schow
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: Re: Request regarding participation procedures for the August 27 ADM264 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.

This message needs your attention

- Some Recipients have never replied to this person.
- This is a personal email address.

Mark Safe
Report

El Paso County Digital, Strategy & Technology (DST)

Chair and Board of County Commissioners,

I am writing in full support of the letter and request submitted to you by Laurel Schow.

I am submitting this through the clerk to the board so it can be distributed and placed in the public record.

Best,

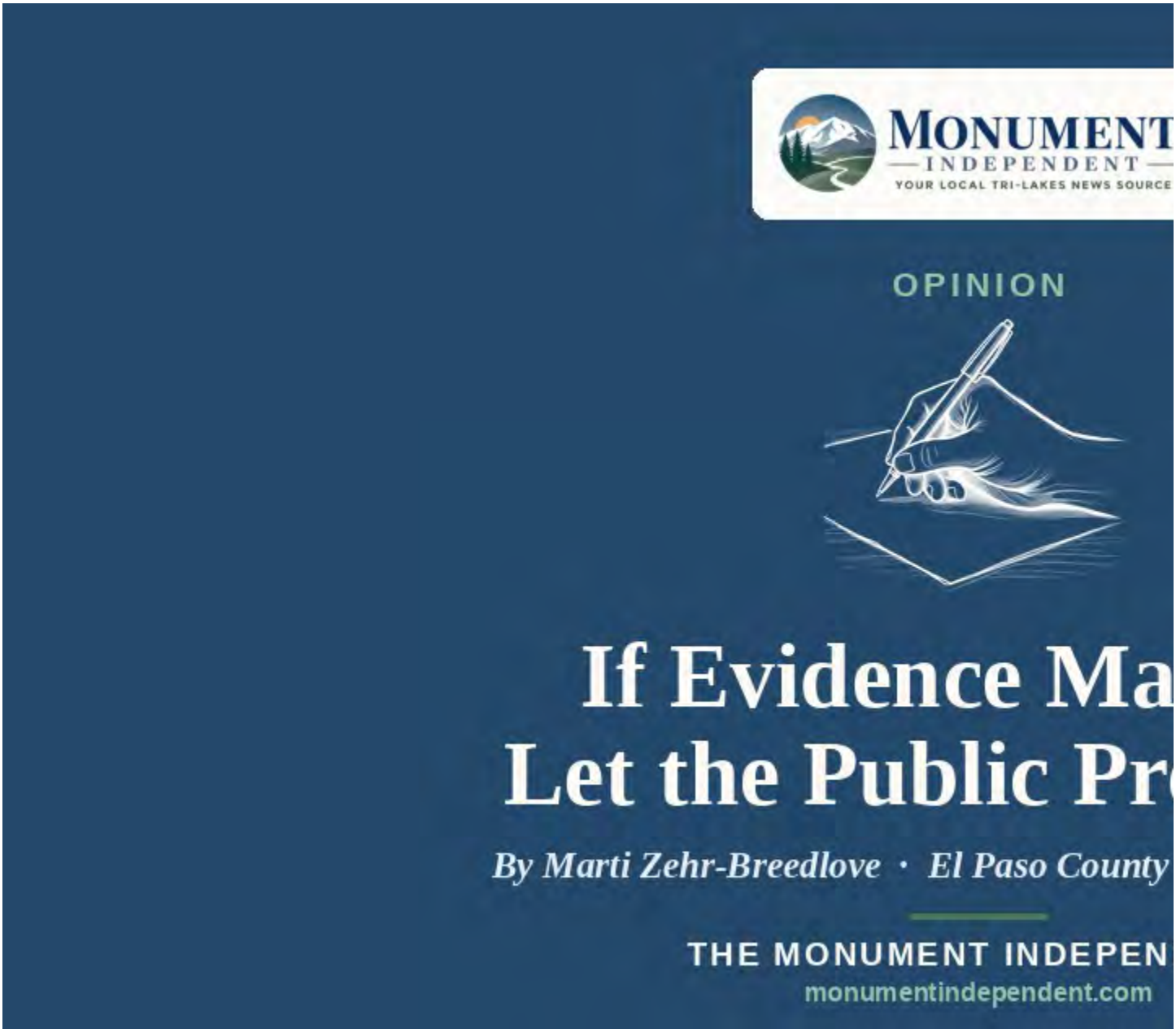
Marti Zehr-Breedlove
El Paso County Resident and advocate for civic engagement

https://monumentindependent.com/opinion/if-evidence-matters-let-the-public-present-it/

If Evidence Matters, Let the Public Present It



by **Marti Zehr-Breedlove**
August 12, 2026



Get the Palmer Divide Digest

The week that mattered in Monument, Palmer Lake and the Tri-Lakes — the meetings, the money and the decisions — in a few minutes each Thursday. Free, from The Monument Independent.

[ ]
Sign up

As El Paso County prepares for the Buc-ee's appeal, residents deserve an answer to a simple question: ***If evidence matters to the Board of County Commissioners, why is the public being given fewer tools to present it?***

At the July 23 hearing on P261/P262, residents spent weeks preparing a coordinated, fact-based presentation tied directly to the approval criteria. Speakers organized their evidence, practiced their remarks and worked to avoid repeating one another.

Then, shortly before testimony began, the Chair announced that public speaking time would be limited to 90 seconds, down from the customary three minutes, and residents could not transfer their unused time to another speaker.

The community adapted. Residents reorganized during lunch, practiced and timed their presentations and delivered evidence anyway.

During the Board's discussion, Chair Carrie Geitner emphasized the importance of evidence repeatedly. At approximately 6:16:48, she stated, "our job is to evaluate evidence." She also said she wished the opposition had provided more specific evidence concerning traffic and safety.

Residents **had** presented evidence on those issues.

Now, as the Buc-ee's appeal approaches, residents have been told the public may have as little as 60 seconds to speak and will not be permitted to use PowerPoint or digital presentations.

That raises a legitimate concern.

The Buc-ee's appeal involves whether the proposed use fits within the County's Land Development Code. That requires evidence, comparisons and explanation, not simply opinions.

No one is asking for unlimited public comment. The Chair has a responsibility to manage a large hearing.

But **fair process should also mean giving the public a meaningful opportunity to present the evidence the Board says it needs to make its decision.**

If evidence matters, let the public present it.

If public participation matters, establish clear, consistent rules in advance.

And if the County expects citizens to understand the process, give them a process that is transparent, predictable and consistently applied.

This isn't anti-development. It is a request for something every participant deserves: **a fair opportunity to be heard.**

On Thursday, August 13, 2026 at 02:17:35 PM MDT, Laurel Schow <ljfschow@gmail.com > wrote:

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.

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:31 AM
To: PCD Hearings
Subject: Fw: APP261 Is Bigger Than Buc-ee担: The County Should Not Rewrite Its Zoning Rules to Fit One Project

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: Marti Zehr-Breedlove
Sent: Thursday, August 20, 2026 2:30 PM
To: PLNWEB; Holly Williams; Bill Wysong; Carrie Geitner; Lauren Nelson; Cory Applegate; Meggan Herington; Kylie Bagley
Cc: contact@trilakespreservation.org; integritymatterscos@gmail.com; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; 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
Subject: Fw: APP261 Is Bigger Than Buc-ee 担: The County Should Not Rewrite Its Zoning Rules to Fit One Project

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.



File APP261 — Appeal of Buc-ee's Administrative Determination (ADM264)

C-1 Zone — I-25 & County Line Road

Chair Geitner and Commissioners,

Please accept this letter as evidence for consideration in **File APP261, the appeal of Buc-ee's Administrative Determination (original File ADM264). I am submitting this through the clerk to the board to be distributed as evidence in the upcoming hearing AND be submitted as part of the public record.**

I respectfully urge the Board of County Commissioners to **deny this appeal** .

At issue is not whether Buc-ee's is a successful business model or whether the community needs additional commercial development. The question before the Board is much narrower and more important:

Can a proposed 74,000+ square-foot interstate travel center, with 120 fueling positions, extensive retail, prepared food operations, and an estimated 22,150 daily vehicle trips, reasonably be classified as a "convenience store" and approved as a similar use in a C-1 zone?

Based on the County's own Land Development Code, the characteristics of the proposed development, and the stated purpose of the C-1 zoning district, **the answer is no.**

1. Buc-ee's Does Not Meet the County's Definition of a Convenience Store

Section 1.15 of the Land Development Code defines a convenience store as:

> "An establishment for the purpose of offering for sale ***to the neighborhood*** in which it is located such items as groceries, ready-to-eat food, over-the-counter drugs, and sundries. A convenience store may include retail sale of gasoline and other petroleum products."

The most important language in this definition is **"to the neighborhood in which it is located."**

Buc-ee's does not function as a neighborhood convenience store.

Buc-ee's itself describes its facilities as **travel centers** , and the proposed development is specifically designed to capture interstate travelers using I-25. The size of the facility, the number of fueling positions, the extensive retail operation, prepared food operations, parking, and projected traffic all demonstrate that this is a regional and interstate-oriented destination, not a neighborhood-serving commercial use.

The County's Master Plan reinforces this distinction. The property is identified within a **Suburban Residential placetype** , where commercial development is intended to be **small-scale and serve a neighborhood population** .

The proposed Buc-ee's is anything but small-scale or neighborhood-serving.

The applicant's own traffic analysis projects approximately **22,150 daily vehicle trips** associated with the development. That is a level of activity that is fundamentally inconsistent with the concept of a neighborhood convenience store.

The sheer scale of the project tells us what this development is intended to be: **a destination travel center serving interstate and regional traffic.**

2. The Scale of Buc-ee's Is Fundamentally Different From a Convenience Store

This is not simply a larger convenience store.

It is a fundamentally different type of commercial operation.

The proposed travel center would combine:

- **120 fueling positions**
- A massive retail operation
- Prepared food and food-service operations
- Extensive parking
- Interstate-oriented services
- A projected **22,150 daily vehicle trips**

The applicant's own traffic study provides an important comparison. A convenience store with gasoline is estimated to generate approximately **3,212 daily trips** , compared with approximately **22,150 daily trips for the proposed Buc-ee's.**

That is nearly **seven times the traffic** .

That difference matters because Section 5.3.6 of the LDC requires the County to consider whether a proposed use is similar to an existing use based on its **function, performance, location, traffic, parking, noise, and other characteristics.**

A use that generates nearly seven times the traffic of the comparable convenience-store use cannot simply be treated as the same use because both happen to sell gasoline and food.

Similarity should be based on function and impacts, not merely on whether some individual products are the same.

3. 120 Fueling Positions Are Not Incidental Fuel Sales

The County's convenience-store definition allows the **retail sale of gasoline and other petroleum products.**

That does not mean every development that sells gasoline becomes a convenience store.

Buc-ee's proposes **120 fueling positions** . That is approximately **twice** the number of passenger fueling positions currently **serving the entire Tri-Lakes area** .

Fueling is not an incidental component of this project. It is a central part of the travel-center business model.

The scale of the fueling operation alone demonstrates that this is not a neighborhood convenience store with incidental gasoline sales. It is a **large-scale interstate fueling and travel destination.**

That distinction is critical when evaluating whether the proposed use is consistent with the purpose and intent of the C-1 zone.

4. The Proposed Use Is Not Consistent With the Purpose of the C-1 Zone

The history and structure of the County's zoning code provide additional evidence.

The C-1 zone was historically the more restrictive commercial zoning category, while C-2 was intended for **larger commercial uses** .

Importantly, the historical C-1 regulations did not allow the type of large-scale fueling operation proposed by Buc-ee's. Gas stations and truck stops were not permitted uses, and the historical definition of convenience store expressly prohibited fuel sales.

This history matters because the County is now being asked to take a use that is clearly large-scale, interstate-oriented, and heavily dependent on fueling and classify it as a convenience store within an obsolete C-1 zone.

That is not a reasonable application of the zoning district.

The question should not be, "Can we find a way to fit Buc-ee's into the C-1 category?"

The question should be:

"Is this the type of commercial use the C-1 zone was intended to accommodate?"

The evidence indicates that it is not.

5. Buc-ee's Fails the County's Test for a Similar Use

Even if the Board determines that Buc-ee's does not fit squarely within the definition of a convenience store, the applicant is asking the County to determine that it is **similar enough** to be allowed as a similar use under Section 5.3.6 of the LDC.

That determination requires more than identifying similarities in products sold.

The County must consider whether the proposed use:

1. Has function, performance, and location characteristics consistent with the purpose of the zoning district; and
2. Is compatible with other allowed uses and similar in characteristics such as traffic, parking, noise, and other impacts.

Buc-ee's fails both tests.

Function and purpose

A neighborhood convenience store serves the surrounding neighborhood.

Buc-ee's is designed to serve interstate travelers and regional customers.

Scale

A convenience store is a small-scale commercial use.

Buc-ee's is one of the largest commercial land uses proposed in the County.

Traffic

A comparable convenience store with gasoline is projected at approximately 3,212 daily trips.

Buc-ee's is projected at approximately 22,150 daily trips.

Fueling

A convenience store may have incidental gasoline sales.

Buc-ee's proposes 120 fueling positions as a major component of its operation.

Compatibility

The surrounding area is identified for suburban residential development, and the Master Plan calls for small-scale commercial uses serving a neighborhood population.

Buc-ee's is a regional and interstate destination with impacts that are dramatically different from the neighborhood-scale uses contemplated by the plan.

These are not minor differences. They are fundamental differences in function, scale, and impact.

6. The County Planning Director's Determination Should Be Respected

The County's Planning Director previously determined that the proposed travel center could not simply be characterized as a conventional convenience store and noted that the project:

> "includes a combination of characteristics, impacts, and design elements that are mixed and uncommon within unincorporated El Paso County."

That finding is significant.

The applicant is asking the Board to overturn the County's administrative determination and establish a precedent allowing an unusually large, interstate-oriented commercial development to be treated as a neighborhood convenience store within an obsolete and more restrictive commercial zoning category.

That should not happen through an administrative classification.

If Buc-ee's is truly a different type and scale of commercial use, then it should be evaluated through the County's **normal land-use and zoning process for that type of development.**

The community should not have to accept the largest characteristics of a travel center while the applicant receives the regulatory treatment of a small neighborhood convenience store.

7. The Board Should Not Let the Label Determine the Land Use

Ultimately, this appeal is about more than Buc-ee's.

It is about whether the County will evaluate a development based on **what it actually is, how it functions, and what impacts it creates.**

Buc-ee's calls itself a travel center.

Its business model is a travel center.

Its location on I-25 is intended to capture interstate traffic.

Its 120 fueling positions are designed to serve travelers.

Its projected 22,150 daily trips demonstrate a regional and interstate customer base.

Its size and combination of retail, fueling, and food-service operations distinguish it dramatically from a neighborhood convenience store.

Calling it a convenience store does not make it one.

The County's land-use regulations should be applied based on the actual characteristics and impacts of the proposed development, not simply on the label assigned to it for purposes of obtaining approval.

The Board Should Deny APP261

I respectfully ask the Board of County Commissioners to **deny APP261 and uphold the County Planning Director's determination.**

Buc-ee's is not a neighborhood convenience store.

It is a **large-scale interstate travel center** combining fueling, retail, and food-service operations on a scale far beyond the uses contemplated by the C-1 zone.

The evidence demonstrates that it does not meet the County's definition of a convenience store and does not satisfy the criteria required to be considered a similar use.

If Buc-ee's wishes to pursue this development, it should do so through the appropriate land-use process for the type and scale of development actually being proposed.

Please deny APP261.

This Board has an important opportunity to make a decision grounded in the facts, the language of the Land Development Code, and the intent of the County's planning framework.

I recognize that land-use decisions are often complex and that reasonable people can interpret individual provisions differently. At the same time, there is understandable concern among residents when the LDC appears to be interpreted broadly or stretched to accommodate a particular request rather than allowing the requirements of the code to guide the decision.

This appeal provides an opportunity to reaffirm the importance of applying the LDC consistently and objectively. The question before the Board is not whether Buc-ee's is a desirable business or whether there may be benefits associated with the project. The question is whether the proposed use actually meets the County's requirements for approval in this location and zoning district.

I respectfully ask the Board to let the facts and the LDC, guide this decision. Residents are demanding and continue to advocate that the County's land-use regulations be applied consistently and that the integrity of the planning process is being protected.

I hope the Board will take this opportunity to uphold the LDC, respect the County's established land-use framework, and make its decision based on what the evidence demonstrates the proposed use actually is.

Thank you for your consideration of this evidence and for your service to El Paso County.

Best,

Marti Zehr- Breedlove
El Paso County Resident and advocate for accountability of local government

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:30 AM
To: PCD Hearings
Subject: Fw: File No. File No. APP261 – Appeal of Buc-ee's Administrative Determination (ADM264)– Buc-ee's Administrative Determination Appeal-- Buc-ee's is no longer a convenience store
Attachments: Stan Beard convience store.m4a

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: matt.beverly99@gmail.com
Sent: Thursday, August 20, 2026 2:26 PM
To: PLNWEB
Cc: Holly Williams; Bill Wysong; Lauren Nelson; Carrie Geitner; Lauren Nelson; Cory Applegate; Meggan Herington; Kylie Bagley
Subject: Fw: File No. File No. APP261 – Appeal of Buc-ee's Administrative Determination (ADM264)– Buc-ee's Administrative Determination Appeal-- Buc-ee's is no longer a convenience store

CAUTION: This email originated from outside the El Paso County technology network.
Do not click links or open attachments unless you recognize the sender and know the content is safe.
Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

This message needs your attention

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

Mark SafeReport

El Paso County Digital, Strategy & Technology (DST)

Board of County Commissioners,

Buc-ee's Travel Centers are not a convenience store nor similar.

In Stan Beard's (Buc-ee's Director of Real Estate and Development) own words: "Since 1982 we started in Lake Jackson, Texas. Back in the day, we [Buc-ee's] were just a little convenience store, neighborhood convenience store, we are now in 7 or 8 states, we have 32 travel centers, that is our first 74,000 square foot travel center in Sevierville, TN."

He said this at the December 3, 2024, public meeting at Palmer Lake Elementary School. Attached is an audio clip from the meeting or the video of the meeting is still available on KKTV's website at https://www.kktv.com/video/2024/12/04/watch-public-meeting-held-tuesday-discuss-possibility-buc-ees-palmer-lake/ and Stan Beard says this at about 22 m inutes into the video.

The store Stan Beard refers to is the Lake Jackson, Texas, store that was 3,000 square feet. The National Association of Convenience Stores defines a convenience store as less than 5,000 square feet (https://www.convenience.org/stay-current/convenience-store-fast-facts-and-stats/what-is-a-convenience-store). So, Buc-ee's original store fits this. However, as Stan Beard said, they have grown out of this definition with 74,000 square foot travel centers being the standard and what is proposed in El Paso County.

Buc-ee's Travel Centers are not convenience stores and are not similar in scope or scale to a convenience store.

I ask that you do not approve Buc-ee's appealed request to be approved administratively as conforming to C-1 as a convenience store.

Thank you for your time,
Matt Beverly
20235 Kenneth Lainer Dr
Monument CO 80132

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:31 AM
To: PCD Hearings
Subject: Fw: Buc-ee'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: M Kiernan
Sent: Thursday, August 20, 2026 2:33 PM
To: PLNWEB@elpaso.com; Holly Williams; Bill Wysong; Carrie Geitner; Lauren Nelson; Cory Applegate
Subject: Fw: Buc-ee's is NOT a Convenience Store

CAUTION: This email originated from outside the El Paso County technology network.
Do not click links or open attachments unless you recognize the sender and know the content is safe.
Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

This message needs your attention

- Some Recipients have never replied to this person.
- This is a personal email address.

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 21, 2026 10:30 AM
To: PCD Hearings
Subject: Fw: Buc-ee's Rezoning Request in Northern 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: Patrick J.and Michelle Kiernan
Sent: Thursday, August 20, 2026 2:33 PM
To: PLNWEB@elpaso.com; Holly Williams; Bill Wysong; Carrie Geitner; Lauren Nelson; Cory Applegate
Subject: Fw: Buc-ee's Rezoning Request in Northern 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.

This message needs your attention

- This is a personal email address.
- This is their first email to your company.

All,
Please vote NOT to allow Buc-ee 担 to change the zoning in their pending request to bring their 120 gas pump station to El Paso County by claiming it is merely a 捶 onvenience " store. When Buc-ee 担 admits that 90-95% of their store sales will come from outside the zip code, it is no longer a neighborhood convenience store, but a large regional commercial travel center destination.

I have been to several Buc-ee 担 across the country. They are destinations where you stop to take a break as you are driving long distances. Get gas, grab a bite to eat, and hit the restrooms. They are almost always packed with cars and people. They are not filled with locals stopping for a coffee, milk, a snack, or a loaf of bread on their way home from work, *as a convenience* .

As you drive south on I-25 down from Denver through Castle Rock and enter Greenland, before coming to El Paso County, you can almost feel the stress leave your body from crowded and traffic-crazy Denver. The views are beautiful over pastures watching cattle grazing and pronghorn leaping, with Pikes Peak in the background. Don 抉 ruin this introduction to El Paso County at County Line Road by putting a monster gas station at the entrance. This
Buc-ee 担 complex would have a major negative impact on traffic, infrastructure, water use, noise, and the current visual appeal of the area near Monument Hill. Hardly any resident and voter who lives in Northern El Paso County wants this project to be built. Locals will not utilize their services. It will be strictly for Denverites visiting Colorado Springs or other travelers simply traversing the state. Neither of these groups will have to deal with the daily negative impact this complex will cause.

Thanks for considering my thoughts.

Patrick J. Kiernan
15570 Deercross Court
Colorado Springs, CO 80921

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:30 AM
To: PCD Hearings
Subject: Fw: Fw: 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: Paula Gordon
Sent: Thursday, August 20, 2026 2:33 PM
To: Meggan Herington; Holly Williams; Carrie Geitner; Bill Wysong; Cory Applegate; Lauren Nelson; Kenny Hodges
Subject: Fw: Fw: 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.

This message needs your attention

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

Get Outlook for iOS

From: Paula Gordon <paulagordon_1@msn.com >
Sent: Wednesday, 19 August 2026 17:08:16
To: carriegeitner@elpasocountyco.gov <carriegeitner@elpasocountyco.gov >
Cc: CoryApplegate@elpasoco.com <CoryApplegate@elpasoco.com >; LaurenNelson@elpasoco.com <LaurenNelson@elpasoco.com >; KennyHodges@elpasoco.com <KennyHodges@elpasoco.com >
Subject: Fw: Letter

Get Outlook for iOS

From: Paula Gordon <paulagordon_1@msn.com >
Sent: Wednesday, 19 August 2026 16:48:11
To: Paula Gordon <paulagordon_1@msn.com >
Subject: Letter

Subject:
Objection to the Buc-ee's Administrative Determination and Demand for a Public Hearing — C-1 Zone, I-25 & County Line Road

Chair Geitner and Commissioners,

Please accept this letter as evidence for consideration in the matter of File Number APP261—Appeal of Buc-ee's Administrative Determination (original File Number ADM264). In an upcoming hearing, the Board of County Commissioners (BoCC) will hear the appeal APP261 and be asked by the applicant to classify the proposed Buc-ee's travel center as a convenience store. However, the proposed travel center does not meet the definition of a convenience store, nor does it meet the criteria to be considered similar to one for purposes of approval in a C-1 zone.

Buc-ee's Does Not Meet the Definition of a Convenience Store

Buc-ee's does not meet the County's definition of a convenience store in a number of ways.

Convenience Stores are Neighborhood Markets, Buc-ee's is Not

First, Buc-ee's does not fit the neighborhood-scale definition of a convenience store. Section 1.15 of the Land Development Code (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 this definition is that a convenience store's *purpose* must be to offer products for sale "to the neighborhood in which it is located". The County's Master Plan supports the neighborhood-scale definition as well. The site is located in a "suburban residential placetype" for which page 32 of the Master Plan says commercial development "must be small-scale standalone businesses that serve a neighborhood population."

However, Buc-ee's purpose would be to serve travelers on interstate 25. Buc-ee's reports that the vast majority of its customers come from outside the zip code in which a travel center is located. Buc-ee's calls its locations "travel centers" in planning documents, on its company website, and in the press. The project was first presented to El Paso County in 2024 as a "travel center". The massive size of the proposed travel center makes it obvious that it is not intended to serve the surrounding neighborhood. The travel center would be about four times as large as all existing convenience stores in the Tri-Lakes area combined. The travel center has an estimated 22,150 daily vehicle trips, but the Tri-Lakes area only has 8,750 households. The number of expected trips is more than two and a half times the number of households in the area, meaning there is no way these households could make up the expected customer base of the projected 22,150 daily trips to the travel center.

Convenience Stores Do Not Include Food Preparation, But Buc-ee's Does

Buc-ee's travel centers include food preparation—essentially restaurants inside the large retail building. The County's definition of a convenience store includes the sale of "groceries, ready-to-eat food, over-the-counter drugs, and sundries." It does not include food preparation as part of an allowed use within a convenience store. In fact, restaurants are a separate use specified in the code.

Convenience Stores Allow Incidental Fuel Sales, not a Mega Gas Station

Buc-ee's would have 120 fueling pump positions. This number of fuel pumps would roughly double the number of passenger pumps that exist in the entire Tri-Lakes area. There is currently no shortage of fuel pumps or limits to accessing fuel in the community. This massive number of fuel pumps is clearly part of Buc-ee's travel center business model and not within the scope of fueling provided by a convenience store. This number of pumps does not fit within a neighborhood-scale use.

Convenience Stores Allow Sale of "Sundries", but Buc-ee's has Expansive Retail

Buc-ee's retail offerings exceed the type of retail described in the County's definition of a convenience store. The County's definition of a convenience store includes the sale of "sundries". Sundries are not defined in the County's code, but the Cambridge Dictionary defines sundries as "various different small things that are considered together, usually because they are not important enough to be considered separately." Merriam-Webster's Dictionary defines sundries as "miscellaneous small articles, details, or items." While the County's definition of a convenience store includes retail of miscellaneous small items, Buc-ee's travel

centers sell a large variety of larger retail items not commonly considered sundries. For example, Buc-ee's sells home goods and sporting goods, such as cookware, clothing, and home décor.

Buc-ee's Does Not Meet the Criteria to be Considered Similar to a Convenience Store or Allowed in a C-1 Zone

Since Buc-ee's doesn't meet the definition of a convenience store, the next question is whether the proposed travel center meets the criteria to be considered similar to one. 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 Buc-ee's travel center fails both of the criteria.

Buc-ee's is Not Consistent with C-1 Zoning

The purpose of the C-1 zone before becoming obsolete was for commercial uses compared to the C-2 zone that was for *large* commercial uses. The C-2 zone, not the C-1 zone, was for large commercial uses. Of these two obsolete zones retained in the code, the C-1 zone is the more restrictive commercial zone.

The C-1 zone, before becoming obsolete, prohibited all sales of fuel. Gas stations and truck stops were not allowed uses and still remain prohibited. The definition of a convenience store before the C-1 zone was obsolete, expressly prohibited the sale of fuel. Based on this, it is clear that the travel center is not consistent with the purpose of the zone.

Buc-ee's Has Characteristics and Impacts of a Far Greater Scale

The travel center would have characteristics and impacts of a far greater scale than a convenience store or anything else allowed in a C-1 zone. Traffic, health impacts, pollution, and noise would all be of a vastly greater scale than a convenience store or other allowed uses in a C-1 zone. The applicant's own traffic study shows that a convenience store with a gas station would have 3,212 daily trips, just a fraction of the 22,150 daily trips expected for the travel center.

The BoCC Should Deny the Appeal

Buc-ee's is asking the BoCC to overturn the decision made by the County's Planning Director. They are also asking to have the largest commercial land use project in the County to be classified as merely a convenience store and be designated as an allowed use in a zone that has been obsolete for decades all without going through the County's usual land use processes. This process alone signals that the appeal should be denied. The evidence presented confirms that the appeal must be denied. Buc-ee's is a large-scale travel center. It is an integrated use type that includes a large-scale gas station, large-scale retail, and large-scale fast-food style food services. These uses add up to far more than a convenience store. The County's own Planning Director found that the proposed travel center "includes a combination of characteristics, impacts, and design elements that are mixed and uncommon within unincorporated El Paso County."

I urge you to please deny APP261. Buc-ee's is not a convenience store.

Thank you for considering this evidence.
Sincerely,
[Your full name]
[Your address / neighborhood, El Paso County]

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:32 AM
To: PCD Hearings
Subject: Fw: Require Buc-ee担 to properly rezone

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: Rian Snowbarger
Sent: Thursday, August 20, 2026 2:33 PM
To: PLNWEB; Holly Williams; Bill Wysong; Carrie Geitner; Lauren Nelson; Cory Applegate; Meggan Herington; Kylie Bagley
Cc: contact@trilakespreservation.org; integritymatterscos@gmail.com; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; 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
Subject: Fw: Require Buc-ee担 to properly rezone

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 the El Paso County Planning Department and County Commissioners,
I am writing as a concerned resident regarding the proposed Buc-ee's development near Monument and Palmer Lake. I strongly urge the Planning Department not to treat this proposal as a simple administrative approval under the obsolete C-1 zoning designation.
Please do not dismiss these concerns as just another round of public opposition. Many of us feel that decisions of this magnitude should not move quietly through administrative channels based on outdated zoning definitions that were never intended for a project of this scale. We are asking not for special treatment, but for transparency, careful scrutiny, and a meaningful public process. Public input should matter before irreversible decisions are made.
This project is not comparable to the type of "convenience store" that existed when the C-1 zoning code was created. In 1991, convenience stores were small neighborhood-serving businesses such as 7-Elevenstores, typically around 5,000–6,000 square feet. C-1 zoning and convenience store uses were historically intended to serve local neighborhood and community needs through small-scale commercial services, retail, and offices.
By Buc-ee's own statements to the Palmer Lake Planning Commission in 2025, the company acknowledged that approximately "90–95% of store sales come from outside of the zip code." That statement alone demonstrates that this is not a neighborhood-serving convenience store, but a large regional commercial destination designed to draw substantial outside traffic from well beyond the local community.
Additionally, within the C-1 designation, gas stations were historically permitted only as an accessory use alongside a convenience store, not as the defining feature of a massive regional travel center operation. Buc-ee's far exceeds the original scale, intent, and community-serving purpose contemplated under the obsolete C-1 zoning classification.
Several issues deserve careful scrutiny and a full public process:

• The current C-1 zoning classification is obsolete and has not been updated since 1991.
• Buc-ee's appears to more closely match the intent of C-3 or regional commercial zoning rather than neighborhood commercial zoning.
• A project of this scale should not move forward through administrative approval simply because the obsolete zoning code lacks a modern size limitation for convenience stores.
• Buc-ee's should not be allowed to avoid public hearings by using an outdated zoning technicality.
• The Town of Monument has already raised concerns regarding possible "segmentation" related to the Beacon Lite Road project and the use of dirt generated from county-funded road work.
• The proposed building and sign heights appear to exceed the 30-foot limits allowed under C-1 zoning. I request clarification regarding how these heights are being measured and whether retaining wall height is being included under applicable building code standards.
• The public deserves transparency regarding whether any future Planned Unit Development (PUD) process could be used to waive existing restrictions.

This project would have major regional impacts involving traffic, infrastructure, water use, visual character, noise, and public safety. Because of its scale and significance, I respectfully request that the Planning Department require a full public review process rather than allowing this proposal to proceed administratively.

Thank you for your time and consideration.

Sincerely,

Rian Snowbarger - President
Snow Auto Glass
20430 Indi Dr
Monument, CO 80132
303-905-0160 Direct Line
719-419-8826 Quotes/Scheduling/Texting
Https://www.snowautoglass.com

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:30 AM
To: PCD Hearings
Subject: Fw: Hearing process request

Thank you,

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

From: Shawn Sawyer
Sent: Thursday, August 20, 2026 2:25 PM
To: Carrie Geitner; Lauren Nelson; Holly Williams; Cory Applegate; Bill Wysong; Kylie Bagley; Meggan Herington; Kenny Hodges; Bret Waters; editor@monumentindependent.com; savannah.eller@gazette.com; Noah.Caplan@koaa.com; EXTERNAL KOAA News; sam.page@krdo.com
Subject: Fw: Hearing process request

CAUTION: This email originated from outside the El Paso County technology network.
Do not click links or open attachments unless you recognize the sender and know the content is safe.
Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

This message needs your attention

- Some Recipients have never replied to this person.

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, use of the document camera located to the right of the speaker podium, 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.

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:32 AM
To: PCD Hearings
Subject: Fw: RE: APP261 – Denial of Buc-ees "Appeal of Administrative Determination ADM264 ruling"
Attachments: Picture of some of the dirt that Buc-ees has on the parcel. .jpg; Stan Beards and others own words from the Dec 2024 meeting.pdf; EL PASO COUNTY LAND DEVELOPMENT CODE (VERSION AUG. 22, 2024 - CURRENT).pdf; Bucees Parking Lot Lighting.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: Shelley Warner
Sent: Thursday, August 20, 2026 2:31 PM
To: PLNWEB; Carrie Geitner; Bill Wysong; Holly Williams; Kylie Bagley; Meggan Herington; Cory Applegate; Lauren Nelson
Cc: contact@trilakespreservation.org; integritymatterscos@gmail.com; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; 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
Subject: Fw: RE: APP261 – Denial of Buc-ees "Appeal of Administrative Determination ADM264 ruling"

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

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

This message needs your attention

- Some Recipients have never replied to this person.
- This is a personal email address.

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, 2026, determination and the DENIAL in ADM264.

My name is Shelley Warner. My husband & I are residents of the east side of County Line Rd. & I-25.

I'm am not going to repeat the great information that other people have sent to you. I am going to highlight some of the information that I know from being at the meetings and have researched myself.

We look out our home windows and look straight out the enormous pile of dirt that Buc-ees has already installed as of July 31, 2026, and to date, continues to add to the pile keeps growing. This is NOT the pad for a neighborhood / community Convenience store. This is not the (1) one acre that was permitted for grading.

This is where Buc-ees wants to build and be raised over 30 feet higher than the current grade (see attached pic). I have to assume that because Craig Dossey & Nina Ruiz (Vertex Consulting), and Mark Waller (Buc-ees other representative), who all used to work for EPC, and personally know a lot of you in various departments, they have told Buc-ees that "It's in the bag and there's nothing to worry about ". So, Buc-ees just keeps adding more and more dirt with more and more grading, because they have been told "Don't worry, it's a done deal ".



I have previously sent you a much longer (11 page) letter about the very first Buc-ees meeting at the Palmer Lake Elementary school on Dec 4, 2024.

For refresh and reference, I have attached it again in case it did not previously reach you or was not considered as part of an actual file.

I have also attached the El Paso County Land Development Code (Ver AUG. 22, 2024 - CURRENT) that I got from the EOC website with highlighted areas.

I have rewatched the entire meeting video again (I was there in person as well). I wanted to see again what they actually said to everyone during that first meeting. I wrote down different points and tried to be as correct in what people said as I could with time stamps for reference. Everything from that meeting is written out as close to verbatim as I could possibly hear, with time stamps, and exactly what was said in my attached letter as well if you want to read more.

Please watch or rewatch this video and see what others, but **specifically what "Buc-ees own Stan Beard " was telling all of us about what Buc-ees truly is** .

https://www.kktv.com/video/2024/12/04/watch-public-meeting-held-tuesday-discuss-possibility-buc-ees-palmer-lake/



WATCH: Public meeting held on Tuesday to discuss possibility of Buc-ee's...

WATCH: A public meeting was held on Tuesday to discuss the possibility of Buc-ee's in Palmer Lake.

For quicker references and to help point out a few spots that **Buc-ees own Stan Beard, in his own words,** said to us all at that meeting, I will list them here.

At **20:32 mins Stan Beard starts talking about the site plan.**

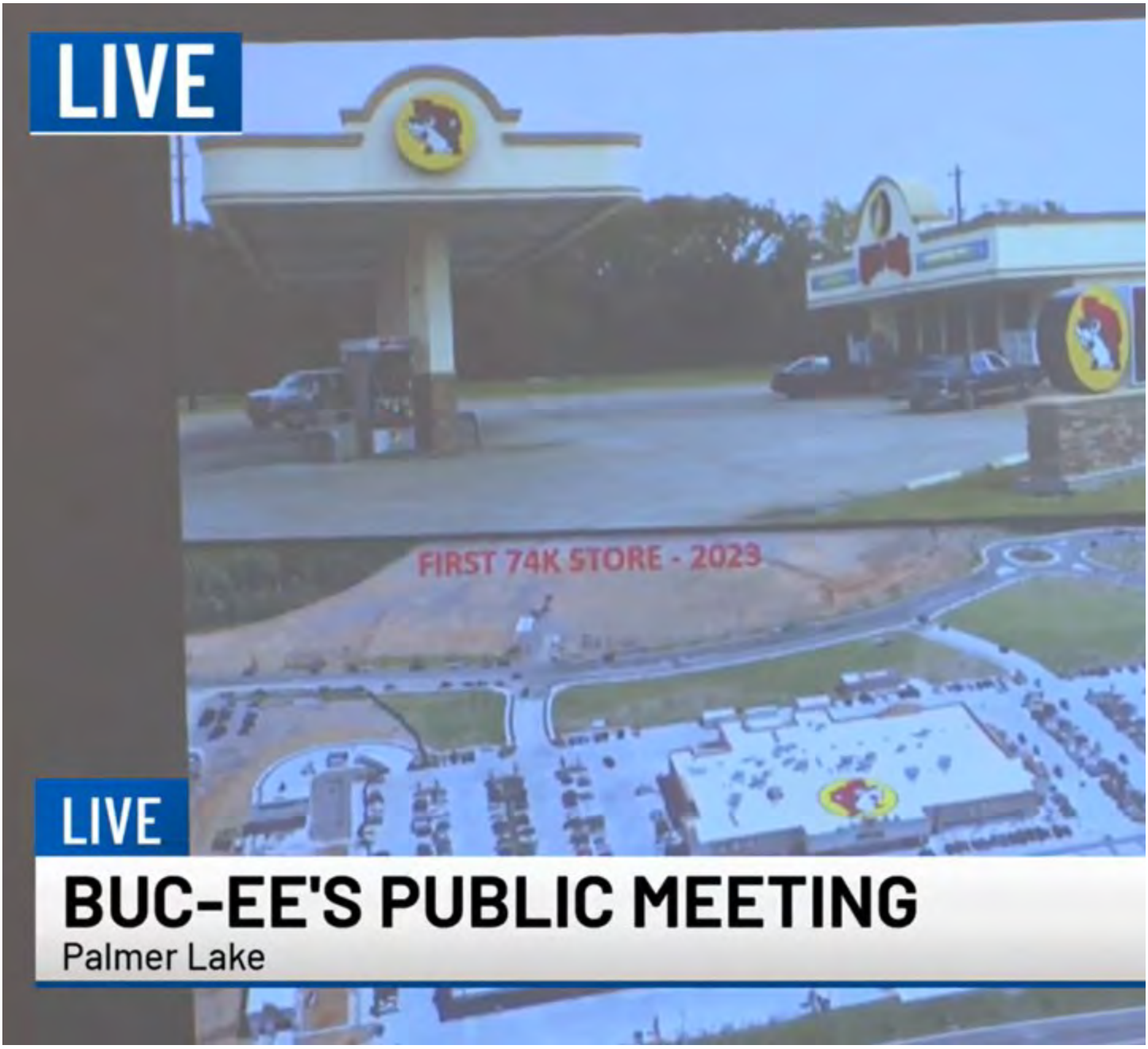
Stan Beard: "Again, 90% of our customers are exiting the freeway, going inside of our store, **getting gas** and BBQ, leaving and entering back onto the freeway.

(He then shows everyone a slide of the 74,000s sq. ft. Buc-ees building and parking. You can see all the slides that they had up in my letter.)

(Stan Beard continues) "That's what we look like. We're a big footprint there's no doubt about it. There's 74,000 sq. ft. of retail space, 20 what we call MPE's or Mercedes-Benz HPC (? charging stations), 60 gas pumps as you call them, 120 fueling positions , lots of parking, the point of the size of our site, the size of our stores is the amount of visitors we have, the amount of customers we have, dictates how large the store is. And so, this is the same size store as… I don't know if you have been to the one in Johnstown or any other, **but this is our typical store** .

At 21:52 mins: he starts talking about how long they have been in business since 1982 with their first very small store # 1.

"Back in the day we were just a little convenience store, neighborhood convenience store . We are now in 7 or 8 states. We have 32 "Travel Centers". That is our first 74,000 sq. ft. Travel Center in Sevierville, Tennessee.



At 27:00 mins : Stan Beard starts showing slides and talking about how far away the stores along the freeways and in commercially zoned areas with 10's of thousands of cars driving by, and the towns that we're in is two (2) to three (3) miles away from that intersection. Palmer Lake is a very good example of how that happens here.

Stan Beard continues **"Again, most of our customers are NOT LOCAL** . We do not have any particular experience, and we have not heard of anywhere we are detracting from the local businesses. If someone is going to stop in Palmer Lake, then they're going to stop in Palmer Lake."

At 40:20 mins: Stan Beard said "So our sites are… we're lit up. Then he starts explaining about their lighting lumens and design and says at **41:01 mins** "If you're sitting in your front yard in Woodmoor, you are NOT going to see the glow of a Buc-ees."

There is a lot more information regarding other items of concern in the video, my letter, and other posts online, and in the news where they bully and sue other businesses who have mascots that have been used and been around for decades way before Buc-ees even started.

But for this purpose, I have shown what Buc-ees own Stan Beard said at the meeting and what their local representatives keep saying about what Buc-ees truly is: " a 74K sq. ft. GAS STATION ", which is NOT allowed on a C-1 parcel (obsolete or not). It is NOT for the community, and it is NOT wanted by the community.

I have also attached a comment that Buc-ees rep. Mark Waller said about the Town of Monument and people who do not live in Palmer Lake but have been fighting this since December 3, 2024. **Buc-ees is referenced on a post and Mark Waller himself calls it a "GAS STATION ".**

Thank you for taking the time to read this and hopefully watch the video which PROVES once again what Buc-ees own Stan Beard words are, and by one of their local consultants Mark Waller's own post, that Buc-ees is **NOT a convenience store,** and certainly NOT a store for the neighborhood community, but an enormous **"Travel Center that sells GAS** " to people travelling through the state.

Respectfully,

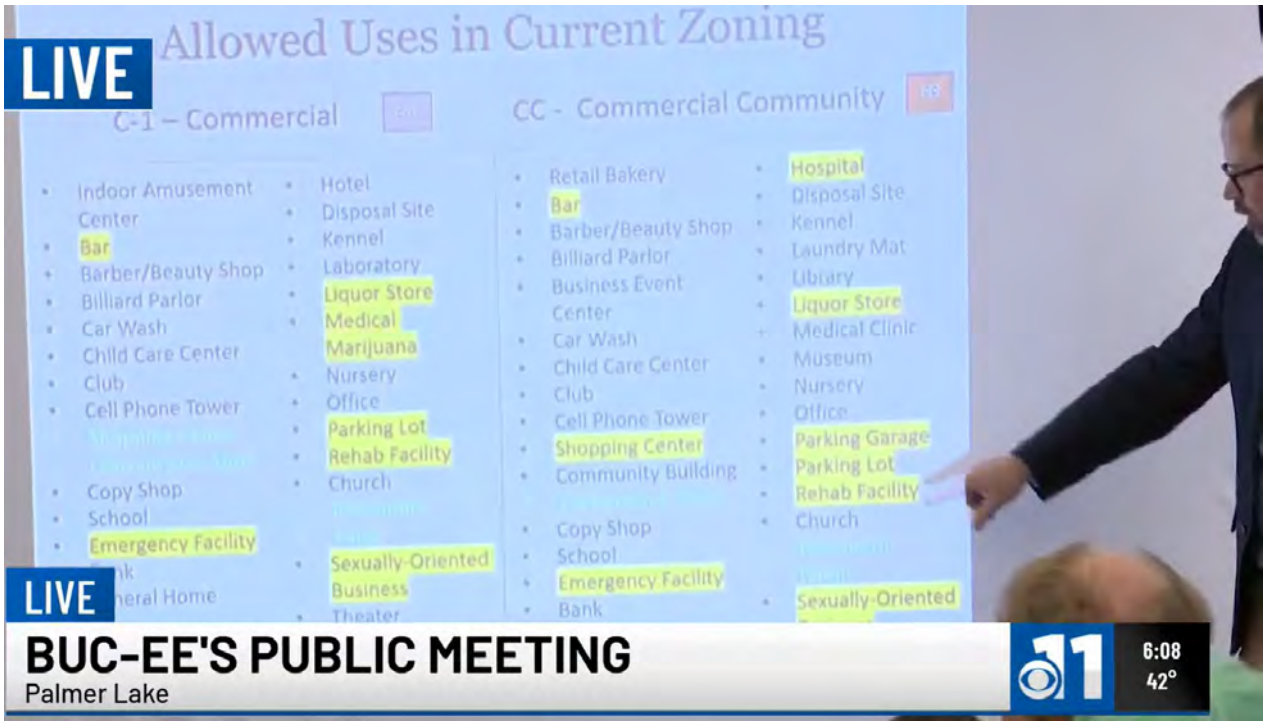
Shelley & Andy Warner

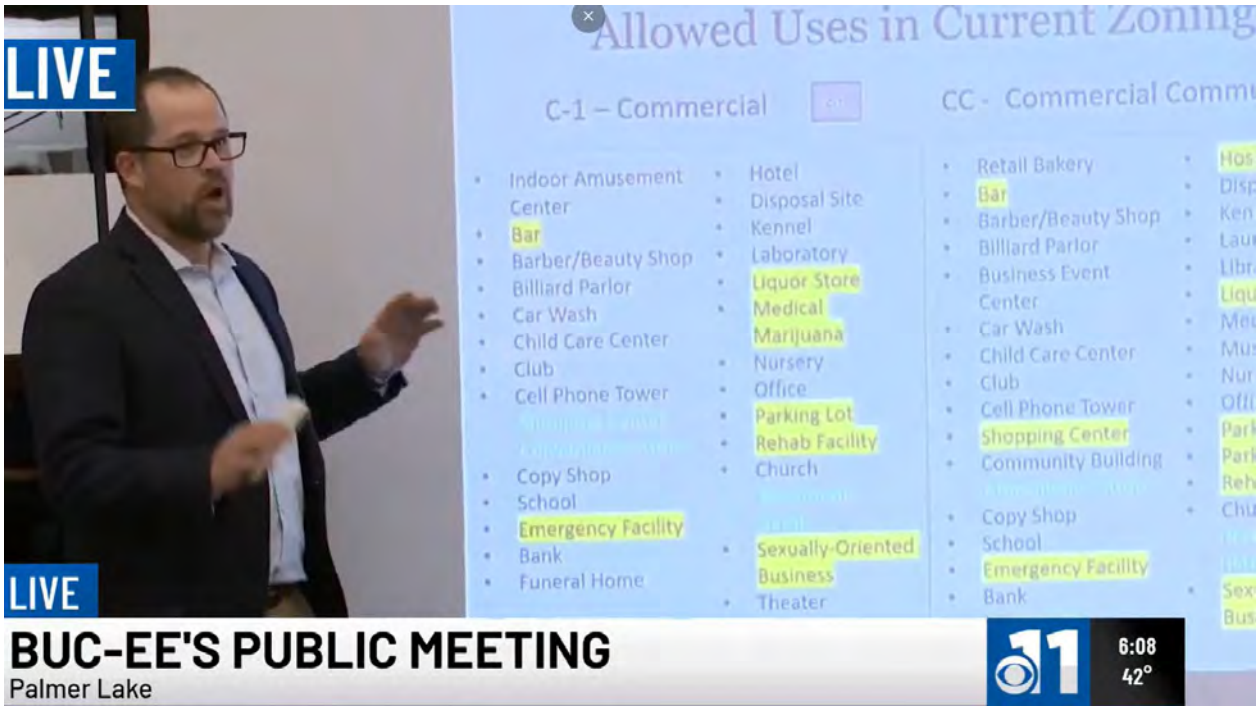
High Pines Dr. Residents

Video: Buc-ees meeting Dec 4, 2024, at Palmer Lake Elementary School

(Please watch the video and see what they have said and lied about)

https://www.kktv.com/video/2024/12/04/watch-public-meeting-held-tuesday-discuss-possibility-buc-ees-palmer-lake/





I have rewatched the entire meeting video again (I was there in person). I wanted to see again what they actually said to everyone during that first meeting. I wrote down different points and tried to be as

correct in what people said as I could with time stamps for reference. Please watch or rewatch this video and see what they were telling all of us.

You can tell, and I have seen it in person, that when you ask Craig Dossey a question that he knows if he told the truth, it would blow his whole case apart, he pauses while his brain is going a hundred miles an hour to come up with a response to back his case, and then he **SOFTLY** answers "yes or no" depending on what the question is. You can plainly see it when Matt Beverly asks him if Buc-ees fits in with any of the Master Plans for Palmer Lake, Monument, and El Paso County for that location.

(Now to the video content)

On the video at **17:21 mins** Stan Beard – Buc-ees Development Director said while showing everyone the traffic improvement plan (and I quote) "Traffic is obviously a big concern wherever we go, and it is a big concern for us and the last thing we want is for folks to have trouble get in or out of our station (? Someone coughed and couldn't understand what he called it).

We are located adjacent to major freeways for a reason. 90% of our customers visit us from well outside of El Paso County and distances. More than 70% of them come from outside the state. So, the 80,000 cars a day that travel along I25 adjacent to this site, our purpose is to give them off and back on that freeway system as easily and comfortably as possible. (Their concern is ONLY for their customers, NOT the people who live here, and the already established LOCAL businesses that are actually surrounding this parcel. They DO NOT care about any of us!)

So, wherever we go, we have significant traffic improvements to make. This location is no different than most of the locations we go to. (Then he goes into the changes that the County Line Rd bridge and the on / off ramps on both sides will have to undergo to accommodate the Buc-ees traffic).

Then he switches to a slide showing the 74,000 sq. ft. site plan with the store & all the parking it will cover on the parcel. (We know now that since they bought an additional 10 acres just south of the property, the site plan has changed, and the building has moved further south on the parcel allowing for even more parking.)

Then at **20:32 mins** Stan Beard starts talking about the site plan.

Stan Beard: "Again, 90% of our customers are exiting the freeway, going inside of our store, getting gas and BBQ, leaving and entering back onto the freeway. (He then shows everyone a slide of the 74,000s sq. ft. Buc-ees building and parking).

(Stan Beard continues) "That's what we look like. We're a big footprint there's no doubt about it. There's 74,000 sq. ft. of retail space, 20 what we call MPE's or Mercedes-Benz HPC (? charging stations), 60 gas pumps as you call them, 120 fueling positions, (yes times 2 for use of both side, which means 120 more gas pumps in the Tri-lakes area that already has 138 existing gas pumps on the next 2 exits: Hwy 105 & Baptist Rd. that were counted by numerous people including a Monument Board of Trustee), lots of parking, the point of the size of our site, the size of our stores is the amount of visitors we have, the amount of customers we have, dictates how large the store is. And so, this is the same size store as… I don't know if you have been to the one in Johnstown or any other, but this is our typical store.

(**21:52 mins:** he starts talking about how long they have been in business since 1982 with their first very small store # 1)



“<u>Back in the day we were just a little convenience store, neighborhood convenience store</u>. We are now in 7 or 8 states. We have **32 “TRAVEL CENTERS”.** That is our first 74,000 sq. ft. **TRAVEL CENTER** in Sevierville, Tennessee.

(Then he starts showing everyone different slides of everything that they sell there for a TRAVEL CENTER- NOT a CONVENIENCE store. They have campfire hatchets, sunglasses, $200.00 coolers, cooking utensils, lots of “soft goods i.e. Buc-ees branded T-shirts, Buc-ees swag, etc.…

THEY ARE NOT A CONVENIENCE STORE; THEY ARE A WAL-MART!

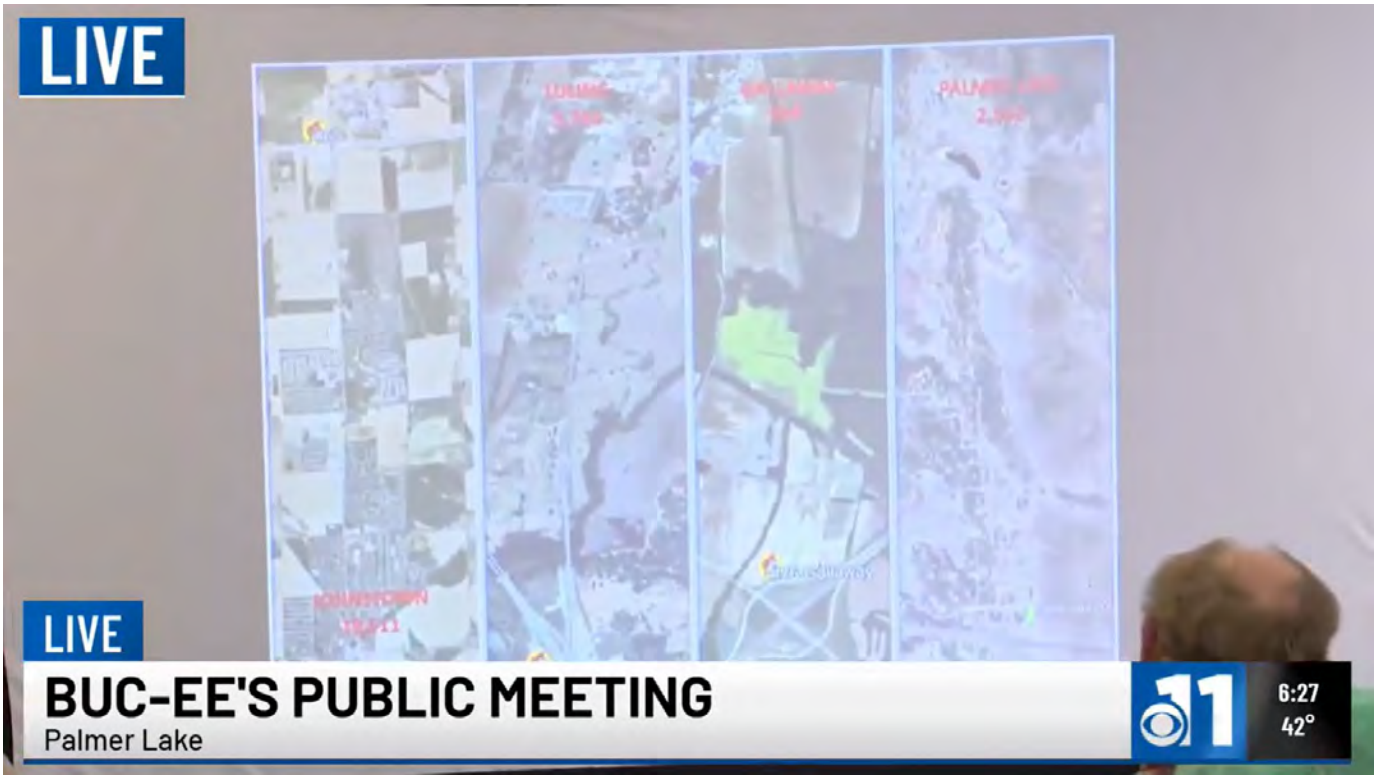
He talks about what they bring with well-paying jobs, their billboards, career options, store inventory, and lots of stuff, etc.... BUT read what many, many other Buc-ees stores employees have said about what it is REALLY like. They have horrible Glassdoor and other business rating reviews and have an “F” rating with the BBB. People started wanting him to stop talking about all the stuff you can get in a Buc-ees. A lady started asking him a question, but Mark Waller told her to wait until the end when people could ask questions, so it wasn’t answered.)

(**26:03 mins.** Stan Beard continued with the presentation and slides) “So our customers come from miles away. We are stopping the car that’s already on the freeway that is going to stop somewhere, and we want them to stop in Palmer Lake. (What about stopping at the ALREADY established LOCAL

businesses??) The crowd starts yelling NO and telling them to go elsewhere! Then a gentleman asked what about the elevation? Stan Beard replies, “well Johnstown is higher than this.” Again, everyone starts yelling NO guess again, etc..!

(**Johnstown elevation is 5,059 ft. above sea level, Monument Hill location is 7,352 ft. above sea level, that’s a difference of 2,293 feet**. This location would be the highest elevation they have ever built on if approved. They have NO IDEA about what it is like here and with 20 EV charging stations, they are just asking to be a rod for lighting strikes and then what happens to our area if they get hit?

I have attached another 3-page document regarding data for Monument Hill / Palmer Divide)

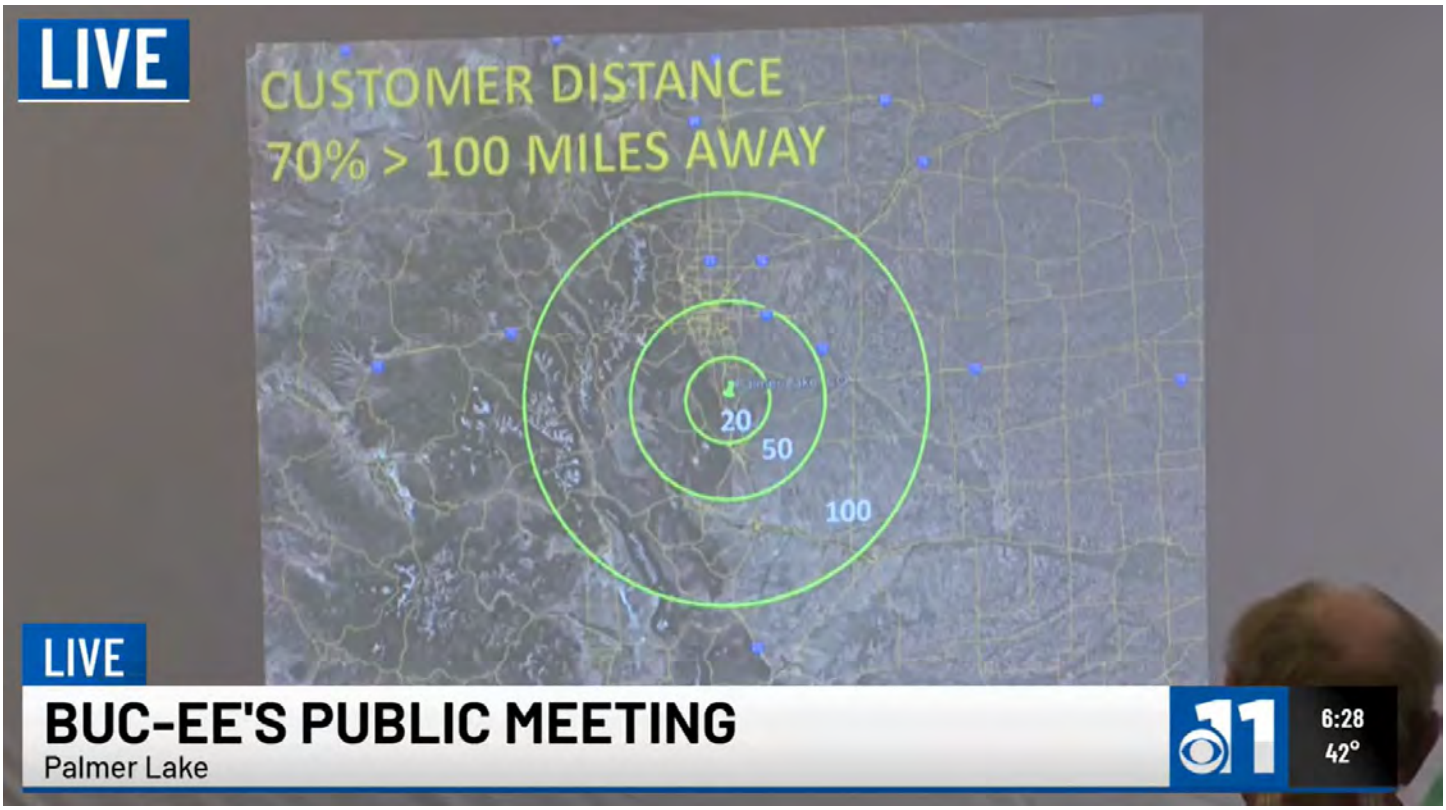


At 27:00 mins: Stan Beard starts showing slides and talking about how far away the stores along the freeways and in commercially zoned areas with 10’s of thousands of cars driving by, and the towns that we’re in is two (2) to three (3) miles away from that intersection. Palmer Lake is a very good example of how that happens here.

A lady yells out “What about Woodmoor? She is shushed”

Stan Beard continues to show slides of more store locations. (NONE OF THEM ARE LOCATED NEXT TO RESIDENTAIL HOMES AND PEOPLES WELLS!)

Video: Buc-ees meeting Dec 4, 2024, at Palmer Lake Elementary School



Stan Beard continues “Again, most of our customers are NOT LOCAL. We do not have any particular experience, and we have not heard of anywhere we are detracting from the local businesses. If someone is going to stop in Palmer Lake, then they’re going to stop in Palmer Lake.”

Then the “Questions” slide is shown. You really need to watch the questions asked from the people who live here, and Stan Beards answers.

One of the questions asked was about lighting. At 40:20 mins: Stan Beard said “So our sites are… we’re lit up. Then he starts explaining about their lighting lumens and design and says at 41:01 mins “If you’re sitting in your front yard in Woodmoor, you are NOT going to see the glow of a Buc-ees.”

(You can see the glow of the Johnstown Buc-ees from more than five (5) miles away per an actual employee who works there, as you’re coming towards it. We live on the east side of I-25 where that parcel is exactly 1.1 miles from our house to the corner of Beacon Lite and County Line Rd. We see the location very clearly from our home. What about the people who live on Beacon Lite and the residential homes closer to I-25 on the east side? Do you think they will see it?)

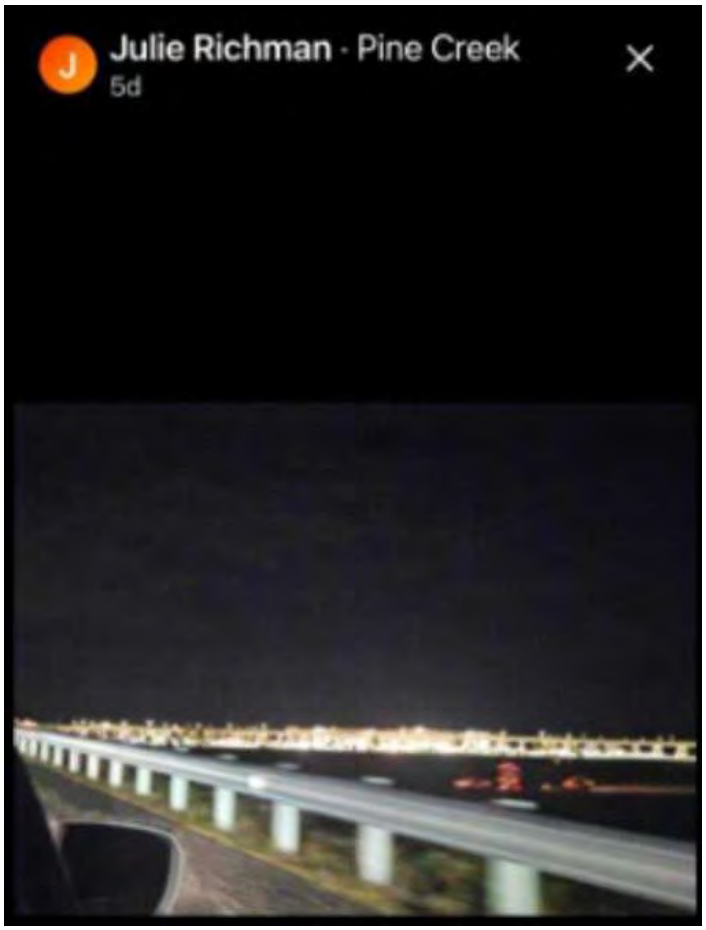
Video: Buc-ees meeting Dec 4, 2024, at Palmer Lake Elementary School



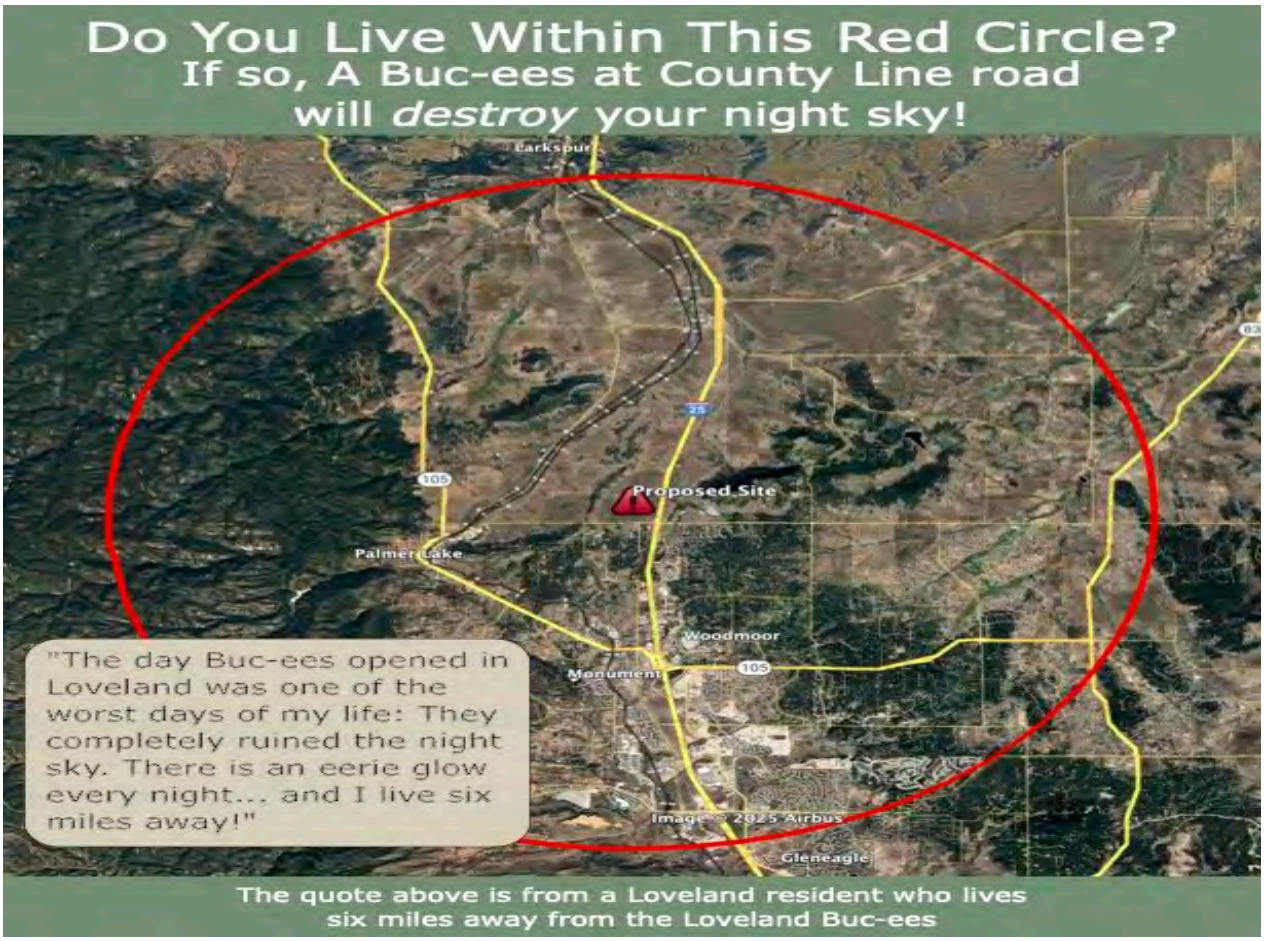


Video: Buc-ees meeting Dec 4, 2024, at Palmer Lake Elementary School





Video: Buc-ees meeting Dec 4, 2024, at Palmer Lake Elementary School



At **53:08 mins:** a man went to the Johnstown Buc-ees and spoke to an employee. He asked her where she lives and she responded “Greenly”. He then asked her “How far away when you’re driving to work can you see where you’re going to work? She said, “Oh probably about five (5) miles away”. He then continues to explain talking to neighbors in the area about the lights and if there are any positives to Buc-ees being there and he said absolutely none.”

At **57:35 mins:** The next gentleman asked questions and made excellent points about Buc-ees picking this location to build. He stated about what he has to do and access in his own job in regard to costs, and impact, etc.... He asked “I can’t believe that along the entire I-25 Front Range corridor south of Denver, THIS is the best place? You can tell me that this is the most cost effective, most beneficial for safety reasons, for operational reasons, for maintenance and sustainable reasons. This location makes the most sense? Stan Beard responds “Yes”.

At **1:02.35 mins**: a gentleman talks about the water issues we have and how the aquifers are depleting as it is. How the traffic coming over Monument Hill regardless of the weather, how the lanes merge to get on and deal with getting over in the lanes to not go into the DOT Weigh Station on the south side, renaissance traffic, our yearly water restrictions, plus much more information.

At **1:12:08 mins:** Kathy Brown talks about how not one Buc-ees representative; Stan Beard, Mark Waller or Craig Dossey, has said one thing about being concerned for the families that live around

where Buc-ees wants to build. Are they are concerned about is getting the cars into Buc-ees safely. Not one thing has been said about the families living on those roads. You're taking away the value of our property; we're not going to be able to get out of our driveways. We can't even get out of Beacon Lite & Hwy 105 because of the traffic coming from Safeway & Palmer Lake. How do you expect us to live? How do you expect us to get the value out of our homes that we have put into them for 35 years? None of you have said one thing about being concerned about the homeowners or anybody here. She made more important points.

At **1:17:59 mins:** another gentleman brings up fire protection, mitigation, and water used to handle any fire concerns that could destroy our area, human trafficking especially with the schools and homes being so close.

At **1:25:59 mins:** a lady named Lori spoke about what she has to go through every day trying to get onto County Line Rd off Beacon Lite and there being a blind hill coming from Palmer Lake. How her well is 650 feet deep and how one mishap from Buc-ees will destroy the Dawson Aquifer. It is a non-tributary aquifer. It does not get replenished from anything other than top water. So, when Buc-ees has all of those cars, putting all of their crap onto the roads and driving over it, it has to go someplace okay, and I don't want it in what I drink. She also said they have put all of their life savings into their home (as many of us have), she doesn't live in Flying Horse or Kings Deer, she lives in a modest home and just wants to have a quiet retirement. She also gave a lot more very informative information.

At **1:30:01 mins:** A gentleman named Robert, who is a defense contractor, and a small business owner in Monument, spoke about **a lot of "Precedents" that has already been set in this area**. He spoke about how a Maverick gas station wanted to come into this area and was denied because of too many things.

Another precedent was when the Dollar General wanted to come into Palmer Lake and was denied because they didn't want to lose the smalltown feel.

Still another precedent by El Paso County and the "GATEWAY" into in EL Paso County regard to the east side of I-25 & County Line Rd. regarding the density of homes that the same developer "Monument West & East" who sold the west parcel to Buc-ees, where the El Paso County PLANNING Commissioners said "we want houses, single family homes and they didn't even approve, it was a 50/50 lock on all the townhomes. **They didn't want that high density as the look going into El Paso County.**

So, these things are already set, these precedents is set despite C-1 and all the things you see up here. Light Pollution has already been set, Buc-ees does not fit into the vision that is already set by El Paso County, etc…

How just a few feet north we have 9,000 acres (Greenland Open Space Preserve) that will never be built upon (and now we have the largest wildlife bridge just 2 miles north of County Line Rd that cost the taxpayers million & millions of dollars to build but will save the lives of humans and animals on I-25).

He also talked about how light pollution up here is not normal light pollution. We have “Black Sky” ordinances in Monument (& Palmer Lake) and this is a Monument zip code and you have to be cognizant of that. If you understand something about light pollution you will see that we don’t even have streetlights anywhere in those neighborhoods, because they weren’t put there because of the black sky ordinance.

He then talked about his direct contacts with the emergency services with the Police officers in Monument where the QuikTrip and the Pilot were just put in. They stated that they are feeling overrun by the crime, the drugs, and they’re trying to get their arms around the sex trafficking. This is straight from the men and women who are doing the job. They’re struggling.

Then he spoke about an incident with a man he was talking to that had just stopped at the Johnstown Buc-ees. He said that there were men soliciting him and were trying to sell him gold for $200.00. They went into the store, told them what was happing and the people in Buc-ees said “there’s nothing we can do about them; we just let them go”. He continued to speak about facts and the traffic studies that are very informative.

At 1:36:24 mins: Matt Beverly, who is a Civil Engineer and a retired Air Force Colonel, spoke about a number of issues regarding topography, off ramps and why they are not longer because of the hill. Is any of this in accordance with the Palmer Lake Community Plan Master Plan. Craig Dossey stated that “Yes, it is. It is also in their 3-mile plan and in Monuments 3-mile plan.

Matt challenged that answer and read from the Palmer Lake Master plan where they state “No large box stores, no franchises” is that in the plan for that? Then Craig Dossey started explaining how zoning, land use plans, development plans, and PVs are subjective decisions and can be weighed and balanced for things that are important at the time they are submitted (?). Craig Dossey lied about facts and was not truthful as I have personally seen at BoT and Planning Meetings in Palmer Lake.

Then a pro-Buc-ees man Matt Dunston, started talking, and the live feed ended at 1:42:53 when there were a lot more people who spoke out against Buc-ees.

References:

1. KKTV Video of the Palmer Lake Elementary Meeting 12/4/2024
2. EPC Planning Commission Meeting dated 11/21/2024 on approving the Monument Ridge EAST project,
3. LSC Transportation Consultants Inc. report dated 11/5/2024, on the Noise and Traffic Impact for Monument Ridge EAST project, and in the same report,
4. The Letter of Intent from Monument Ridge East, LLC / Vertex Consultants. (Where the Highlighted sections begin on page 37 of the Letter of Intent.)

So, if these documents for the Monument Ridge EAST project (SAME developer (Larson) as Monument Ridge WEST (at the time), and who sold the property to Buc-ees, who is still represented by the same consultant Craig Dossey & Nina Ruiz of “Vertex Consulting”), were brought up, and addressed regarding the issues from noise, traffic, and overall feel of the area, per EPC “OWN” code Section 8.4.2 of the El Paso County Land Development Code provides standards for addressing

noise impacts associated with divisions of land. More specifically, subsection (a), Impacts of Noise Pollution to be Minimized, states the following: which states “Divisions of land shall be designed to minimize the impacts of noise pollution to residents. Divisions of land shall be designed with reference to potential and actual noise pollution hazards based on both existing conditions and project conditions as identified in the TIS or noise study. Then what about the same issues with a GREATER, and DISASTROUS IMPACT from a 74,000 sq. ft. open 24/7/365 Buc-ees, will cause on the other side of I-25? If the concerns were that strong for the EAST side, then why should they be approved for the WEST side? This is just one EPC code example that was stated, and there are many more listed in the document.)

Palmer Lake had a special election and the majority of the town voted against Buc-ees. There were also recalls and resignations from Board of Trustees who did not listen to what the people wanted.

Now Buc-ees has gone to you, El Paso County. Craig Dossey thinks since he used to be “one of you” and Mark Waller was “one of you too”, that they can just bypass the actual citizens who live here in the Tri-Lakes area, who DO NOT want Buc-ees on Monument Hill, and will be grossly affected and lives damaged by Buc-ees.

They are trying to get an “Administrative Approval” from you to determine that they are a “Convenience store”, when in reality they are actually the size of an average Walmart.

(The size of an average Walmart building largely depends on the specific store format, ranging from roughly 38,000 to over 180,000 square feet), so they are NOT a “Convenience Store” by any means.)

So, I ask you,” Are you going to roll over and let Craig Dossey, Mark Waller, and Buc-ees get away with this and not have to face the people and **your constituents** who live and work in the Tri-Lakes area, pay out taxes, and be damaged by Buc-ees on Monument Hill?

Do you not care about us, the thousands of existing residents and businesses, who live here? Or do you care more about the “all mighty tax dollar” from another Texas Billionaire / Company coming into our state, hurting the area, stealing our precious water, hurting the local business, and the people who call this home?

El Paso County can still receive tax income from Buc-ees at another location further south that is not as dangerous or destructive as Monument Hill / Palmer Divide.

Thank you.

Respectfully,

Shelley Warner

High Pines Dr. Resident

EL PASO COUNTY LAND DEVELOPMENT CODE (VERSION AUG. 22, 2024 - CURRENT)

(Directly from the EPC Website)

Table 5.1 - Principle Uses

USE TYPES	Agricultural Zoning Districts			Residential Zoning Districts													Commercial Zoning Districts			Industrial Zoning Districts		Obsolete Zoning Districts				Subject to Specific Use Standards?	Site Development Plan Required to Initiate Use?	Site Plan Required to Initiate Use?
	F-5	A-35	A-5	RR-5	RR-2.5	RR-0.5	RS-20000	RS-6000	RS-5000	RM-12	RM-30	RT	MHP	MHS	MHPR	RVP	CC	CR	CS	I-2	I-3	C-1	C-2	M	R-4			
Acid Manufacturing																						S			S		YES	
Adult Care Home	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4											YES		YES
Agricultural Business		S																									YES	
Agricultural Structure Exemption from the Building Code	A	A	A	A																						YES		YES
Agricultural Stand	A	A	A	A																						YES		YES
Agritainment	A 7	A 7	A 7	A 7																						YES	YES	
Airstrip, Personal		S																										YES
Amusement Center, Indoor																		S	A	A			A	A	A		YES	
Amusement Center, Outdoor	S	S	S 1															S	S	S			S	S	A		YES	
Animal Refuge	S	S	S	S																							YES	
Auction Facility		S	S															S	A	A				A	A	YES	YES	
Automobile and Boat Storage Yards																		S		A	A	A			A	YES	YES	
Automobile and Trailer Sales																		S	S	A	S	S			A		YES	
Bakery, Retail																		A	A	A					A		YES	
Bakery, Wholesale																				A	A	A			A		YES	
Bar																		A	A	A			A	A	A		YES	
Barber/Beauty Shop																		A	A	A			A	A	A		YES	
Batch Plant																						S			S		YES	
Batch Plant, Temporary	T	T	T	T	T	T	T	T	T	T	T	T						T	T	T	T	T	T	T	T	YES	YES	
Bed and Breakfast Inn	S	S	S	S	S	S	S	S	S	S	S	S														YES	YES	
Billiard Parlor																		A	A	A			A	A	A		YES	

EL PASO COUNTY LAND DEVELOPMENT CODE (VERSION AUG. 22, 2024 - CURRENT)

(Directly from the EPC Website)

Table 5.1 - Principle Uses (continued)

USE TYPES	Agricultural Zoning Districts			Residential Zoning Districts													Commercial Zoning Districts			Industrial Zoning Districts		Obsolete Zoning Districts				Subject to Specific Use Standards?	Site Development Plan Required to Initiate Use?	Site Plan Required to Initiate Use?
	F-5	A-35	A-5	RR-5	RR-2.5	RR-0.5	RS-20000	RS-6000	RS-5000	RM-12	RM-30	RT	MHP	MHS	MHPR	RVP	CC	CR	CS	I-2	I-3	C-1	C-2	M	R-4			
Boarding House										A	A							S	S	A			S	S	A		YES	
Bottling Works																				A	A	A		A	A		YES	
Business Event Center	S 1	S	S															A	A	A			S	S	A		YES	
Car Wash																		A	A	A			A	A	A		YES	
Carnival or Circus																		T	T	T						YES	YES	
Cement Manufacturing																						S			S		YES	
Cemetery	S	S	S	S	S	S																					YES	
Child Care Center	S 4	S 4	S 4	S 4	S 4	S 4	S 4	S 4	S 4	A	A	S 4	S 4	S 4	S 4			A	S	A			A	A	S	YES	YES	
Christmas Tree Sales																		T	T	T			T	T	T			YES
Club	S		S															A	A	A			A	A	A		YES	
CMRS Facility, Freestanding		S																S	S	S	S	S	S	S	S	YES	YES	
CMRS Facility, Small Cell	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	YES	YES	
CMRS Facility, Stealth	S	A	S	S	S	S	S	S	S	S	S	S	S	S	S		S	A	A	A	A	A	A	A	A	YES	YES	
Commercial or Retail as Part of Overall Shopping Center																		A	A	A			A	A	A		YES	
Community Building	S	S	S	S	S	S	S	S	S	S	S	S	A	A	A		A	A	A	A			S	S	A		YES	
Composting Facility																						S			S		YES	
Construction Equipment Storage and Field Offices, Temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T			T	T	T	T	T	T	T	T	YES	YES	
Contractor's Equipment Yard																				S	S	A		S	A		YES	
Convenience Store																		A	A	A			A	A	A		YES	
Copy Shop																		A	A	A			A	A	A		YES	

EL PASO COUNTY LAND DEVELOPMENT CODE (VERSION AUG. 22, 2024 - CURRENT)

(Directly from the EPC Website)

Table 5.1 - Principle Uses (continued)

USE TYPES	Agricultural Zoning Districts			Residential Zoning Districts													Commercial Zoning Districts			Industrial Zoning Districts		Obsolete Zoning Districts				Subject to Specific Use Standards?	Site Development Plan Required to Initiate Use?	Site Plan Required to Initiate Use?
	F-5	A-35	A-5	RR-5	RR-2.5	RR-0.5	RS-20000	RS-6000	RS-5000	RM-12	RM-30	RT	MHP	MHS	MHPR	RVP	CC	CR	CS	I-2	I-3	C-1	C-2	M	R-4			
Dairy		A 3	A 3	A 3																					S		YES	
Dry Cleaning Plant																					A	A			A		YES	
Dwelling, Attached Single-Family								A 8	A 8	A 8	A 8															YES		YES
Dwelling, Detached Single-Family	A	A	A	A	A	A	A	A	A	A 8	A 8	A													S			YES
Dwelling, Multifamily										A 8	A 8																YES	
Dwelling, Two-Family	S 8	A 8	S 8	S 8		S 8			A 8	A 8		S 8																YES
Educational Institution, Private	S	S	S	S	S	S	S	S	S	S	S	S						S	S	S			S	S	A		YES	
Educational Institution, Public	A	A	A	A	A	A	A	A	A	A	A	A	A	A				A	A	A	A	A	A	A	A		YES	
Electronic, Electrical, Communication, Equipment Manufacturing																					A	A			A		YES	
Emergency Facility, Private	S	S	S	S	S	S	S	S	S	S	S	S	S	S				A	A	A	A	A	S	S	S		YES	
Emergency Facility, Public	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A		YES	
Energy Generation Facilities less than 50 MW																						S			S		YES	
Explosives Manufacturing																						S			S		YES	
Family Care Home	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4												YES		YES
Farm	A 3	A 3	A 3	A 3																								
Fertilizer Manufacturing																						S			S		YES	
Financial Institution																		A	A	A			A	A	A		YES	
Firewood Sales		S 2	S 2																	A		A			A			YES
Fireworks Sales																		T	T	T			T	T	T	YES		YES
Flea Market																		S	A	S	S	S			A		YES	

EL PASO COUNTY LAND DEVELOPMENT CODE (VERSION AUG. 22, 2024 - CURRENT)

(Directly from the EPC Website)

Table 5.1 - Principle Uses (continued)

USE TYPES	Agricultural Zoning Districts			Residential Zoning Districts													Commercial Zoning Districts			Industrial Zoning Districts		Obsolete Zoning Districts				Subject to Specific Use Standards?	Site Development Plan Required to Initiate Use?	Site Plan Required to Initiate Use?
	F-5	A-35	A-5	RR-5	RR-2.5	RR-0.5	RS-20000	RS-6000	RS-5000	RM-12	RM-30	RT	MHP	MHS	MHPR	RVP	CC	CR	CS	I-2	I-3	C-1	C-2	M	R-4			
Food Processing																				A	A	A		A	A		YES	
Freight Terminal																				S	A	A			A		YES	
Fuel Sales and Storage																					S	S		S	S		YES	
Funeral Home																		S	A	A			A	A	A		YES	
Garbage Service Facility																				A	A	A			A		YES	
Gas Station																		A	A	A				A	A		YES	
Glue Manufacturing																						S			S		YES	
Golf Course	S	S	S	S																			S	S	A		YES	
Greenhouse	A	A	A	A																					A			YES
Greenhouse (>1 acre)	S	S	S	S																							YES	
Group Home	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4	A 4											YES		YES
Half-Way House	S	S	S	S																								YES
Hazardous Material Storage																					S	S			A		YES	
Hazardous Waste Disposal Facility																						S			S	YES	YES	
Health Club																		A	A	A	S				A		YES	
Heavy Equipment Rental, Sales or Storage																				S	S	A		A	A		YES	
Home Improvement Center																		S	A	A	A	A		A	A		YES	
Hospital											S							A	A	S			S	S	A		YES	
Hospital, Convalescent	S	S	S							S	S							S	S	S			S	S	A		YES	
Hospital, Veterinary	S	S	S	S														S	S	S			S	S	A		YES	
Hotel																		S	S	A			A	A	A		YES	

EL PASO COUNTY LAND DEVELOPMENT CODE (VERSION AUG. 22, 2024 - CURRENT)

(Directly from the EPC Website)

Table 5.1 - Principle Uses (continued)

USE TYPES	Agricultural Zoning Districts			Residential Zoning Districts													Commercial Zoning Districts			Industrial Zoning Districts		Obsolete Zoning Districts				Subject to Specific Use Standards?	Site Development Plan Required to Initiate Use?	Site Plan Required to Initiate Use?
	F-5	A-35	A-5	RR-5	RR-2.5	RR-0.5	RS-20000	RS-6000	RS-5000	RM-12	RM-30	RT	MHP	MHS	MHPR	RVP	CC	CR	CS	I-2	I-3	C-1	C-2	M	R-4			
Human Service Shelter																		S	S	A			S	S	S		YES	
Inert Material Disposal Site	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	YES		YES
Inert Material Disposal Site-Minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	YES		YES
Infectious Waste Transfer Station																					S	S			S	YES	YES	
Institution, Philanthropic	S		S	S	S	S												A	A	A			S	S	A		YES	
Kennel, Major	S	A 2	S	S								S						S	A	A	A		A	A	A	YES	YES	
Kennel, Minor	A 1	A 1	A 1	A 1	S	S	S	S	S			A 1						A	A	A	A		A	A	A	YES		YES
Laboratory																		S		S	A	A	A	A	A		YES	
Laundromat																		A	A	A					A		YES	
Library	S		S	S						S	S							A	A	A			S	S	A		YES	
Light Industry																				S	A	A		S	A		YES	
Light Manufacturing																				S	A	A		S	A		YES	
Liquor Store																		A	A	A			A	A	A		YES	
Livestock	A	A	A	A	A	A 5						A													A	YES		
Livestock Feed Yard		S 3	S 3																			S			S		YES	
Livestock Sales Yard		A 3	S 2																			S		S	S		YES	
Lumber Yard		S	S															S	S	S	A	A		A	A		YES	
Manufactured Home	A	A	A	A	A	A	A	A	A			A		A											S			YES
Marijuana Club 6																												
Marijuana Land Use, Medical																				A			A	A	A		YES	
Meat Processing, Custom		S	S																	A	A	A					YES	

EL PASO COUNTY LAND DEVELOPMENT CODE (VERSION AUG. 22, 2024 - CURRENT)

(Directly from the EPC Website)

Table 5.1 - Principle Uses (continued)

USE TYPES	Agricultural Zoning Districts			Residential Zoning Districts													Commercial Zoning Districts			Industrial Zoning Districts		Obsolete Zoning Districts				Subject to Specific Use Standards?	Site Development Plan Required to Initiate Use?	Site Plan Required to Initiate Use?
	F-5	A-35	A-5	RR-5	RR-2.5	RR-0.5	RS-20000	RS-6000	RS-5000	RM-12	RM-30	RT	MHP	MHS	MHPR	RVP	CC	CR	CS	I-2	I-3	C-1	C-2	M	R-4			
Medical Clinic																		A	A	A					A		YES	
Metal Processing Plant																						S			S		YES	
Mineral and Natural Resource Extraction Operations, Commercial	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	S	YES	YES	
Mineral Processing Plant																						S			S		YES	
Mining, Construction-Related	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T	T	T	T	T	T	T	T	T	YES		YES
Mini-Warehouse																		S		A	A	A			A		YES	
Mixed-Use Residential Units																		S	S	S						YES	YES	
Mobile Home, Post-1976		A	A	A									A	A	A											YES		YES
Model Home/Subdivision Sales Office	T	T	T	T	T	T	T	T	T	T	T	T		T												YES		YES
Museum	S	S	S															A	A	A			S	S	A		YES	
Night Club																		S	A	S					A		YES	
Nursery, Retail																		A	A	A			A	A	A		YES	
Nursery, Wholesale	A	A 1	A	A														S		A	A	A			A		YES	
Office, General																		A	A	A	S		A	A	A		YES	
Off-Premise Sign																		S		S		S	S	S	S	YES	YES	
Outdoor Concert			S 2																						A		YES	
Outside Storage																					S	A			A	YES	YES	
Over the Air Reception Devices	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	YES		
Parking Garage																		A	A	A					A		YES	
Parking Lot																		A	A	A			A	A	A		YES	

Table 5.1 - Principle Uses (continued)

USE TYPES	Agricultural Zoning Districts			Residential Zoning Districts													Commercial Zoning Districts			Industrial Zoning Districts		Obsolete Zoning Districts				Subject to Specific Use Standards?	Site Development Plan Required to Initiate Use?	Site Plan Required to Initiate Use?
	F-5	A-35	A-5	RR-5	RR-2.5	RR-0.5	RS-20000	RS-6000	RS-5000	RM-12	RM-30	RT	MHP	MHS	MHPR	RVP	CC	CR	CS	I-2	I-3	C-1	C-2	M	R-4			
Peddler Sales																		T	T	T			T	T	T	YES		YES
Petroleum Refining																						S			S		YES	
Plaster Manufacturing																						S			S		YES	
Prison, Private		S																S		S	S	S			S		YES	
Proprietary School																		A	A	A	S				A		YES	
Public Building, Way or Space	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	YES	YES	
Public Park and Open Space	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	YES		
Publishing Companies																				S	A	A			A		YES	
Race Track		S 2	S 2																			S			A		YES	
Ranch	A 3	A 3	A 3	A 3																								
Recreation Camp	S	S	S	S								S															YES	
Recreational Vehicle and Boat Storage																		S		A	A	A			A		YES	
Recycling Facility																						A			A	YES	YES	
Rehabilitation Facility										S	S							A	A	A			A	A	A		YES	
Religious Housing		S								A	A																YES	
Religious Institution	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A			A	A	A		YES	
Rendering Plant		S	S 2																			S			S		YES	
Rental Services																		A	A	A	S	S	A	A	A		YES	
Repair Shop																		A	A	A			A	A	A		YES	
Restaurant																		A	A	A			A	A	A		YES	
Retail Sales, General																		A	A	A	S	S	A	A	A		YES	

EL PASO COUNTY LAND DEVELOPMENT CODE (VERSION AUG. 22, 2024 - CURRENT)

(Directly from the EPC Website)

Table 5.1 - Principle Uses (continued)

USE TYPES	Agricultural Zoning Districts			Residential Zoning Districts													Commercial Zoning Districts			Industrial Zoning Districts		Obsolete Zoning Districts				Subject to Specific Use Standards?	Site Development Plan Required to Initiate Use?	Site Plan Required to Initiate Use?
	F-5	A-35	A-5	RR-5	RR-2.5	RR-0.5	RS-20000	RS-6000	RS-5000	RM-12	RM-30	RT	MHP	MHS	MHPR	RVP	CC	CR	CS	I-2	I-3	C-1	C-2	M	R-4			
Retirement Center										A	A															YES	
Riding Academy	S 2	A 2	S 2	S 2								S 2													A	YES	
Rodeo		S 2	S 2																						A	YES	
Salvage Yard																						S			S	YES	YES	
Sawmill	S 2	S 2	S 2																			A			A	YES	
Seasonal Produce Sales																		T	T	T			T	T	T	YES		YES
Sexually-Oriented Business																		A		A			A	A	A	YES	YES	
Shooting Range, Outdoor	S 2	S 2	S 2																							YES	
Shopping Center																			A	A					A	YES	
Slaughterhouse																						S			S	YES	
Smelter																						S			S	YES	
Solar Farm		S																				S				YES	
Solid Waste Disposal Site and Facility		S	S																			S			S	YES	YES	
Stables, Commercial	S 2	A 2	S 2	S 2								S 2													A		YES	
Stables, Private	A	A	A	A	A	A 5						A														YES		YES
Store																		A	A	A	S	S	A	A	A		YES	
Studio																		A	A	A			A	A	A		YES	
Tannery																						S			S		YES	
Temporary Housing	T	T	T	T								T														YES		YES
Theater																		S	A	A			A	A	A		YES	
Theater, Outdoor	S		S															S	S	S			S	S	A		YES	

EL PASO COUNTY LAND DEVELOPMENT CODE (VERSION AUG. 22, 2024 - CURRENT)

(Directly from the EPC Website)

Table 5.1 - Principle Uses (continued)

USE TYPES	Agricultural Zoning Districts			Residential Zoning Districts													Commercial Zoning Districts			Industrial Zoning Districts		Obsolete Zoning Districts				Subject to Specific Use Standards?	Site Development Plan Required to Initiate Use?	Site Plan Required to Initiate Use?
	F-5	A-35	A-5	RR-5	RR-2.5	RR-0.5	RS-20000	RS-6000	RS-5000	RM-12	RM-30	RT	MHP	MHS	MHPR	RVP	CC	CR	CS	I-2	I-3	C-1	C-2	M	R-4			
Tiny House, Recreational Vehicle Park																	A									YES		
Tiny House, Single Lot	A	A	A	A								A	A	A	A											YES		YES
Tower, Commercial (non CMRS)		S																S	S	S	S	S	S	S	S	YES	YES	
Trash Transfer Facility																						S			S	YES	YES	
Tree Farm	A	A	A	A																								
Truck and Recreational Vehicle Repair Garage																				A	S	A			A	YES	YES	
Truck Farm		A 2	A																									
Truck Stop		S 2																		S 2		S 2					YES	
Vehicle Repair Garage, Commercial																		S	S	A	S	S		A	A	YES	YES	
Warehouse																		S		A	A	A		A	A		YES	
Warehouse, Flammable Material																						S			S		YES	
Waste Tire Recycling			S																			S			S	YES	YES	
Wholesale Business																		S		A	A	A		A	A		YES	
Wind/Meteorological Measuring Facilities	S	S	S	S								S										S			S	YES		YES
Wood Sales (Firewood)	S	S	S																	S							YES	
Yard Sales	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T			T	T	T	T	T	T	T	T	YES		

Table 5-1. - Principal Uses.

modified

Notes:

"A" = Allowed Use, "S" = Special Use, "T" = Temporary Use

[1] Minimum lot area of 5 acres irrespective of nonconforming lot or parcel status.

[2] Minimum lot area of 10 acres irrespective of nonconforming lot or parcel status.

[3] Minimum lot area of 35 acres irrespective of nonconforming lot or parcel status.

[4] Use may be an allowed use or special use depending on size and other criteria. See specific use criteria.

[5] A minimum of 1 acre is required.

[6] Marijuana Club is prohibited in all zoning districts.

[7] Minimum area of 35 acres. When less than 35 acres a special use is required.

[8] Use requires central water and wastewater services.

[9] The 1 acre size limitation shall be a combined total footprint of all greenhouses on the subject lot or parcel.

EL PASO COUNTY LAND DEVELOPMENT CODE (VERSION AUG. 22, 2024 - CURRENT)

(Directly from the EPC Website)

Table 5.2 - Principle Uses

USE TYPES	Agricultural Zoning Districts			Residential Zoning Districts													Commercial Zoning Districts			Industrial Zoning Districts		Obsolete Zoning Districts				Subject to Specific Use Standards?	Site Development Plan Required to Initiate Use?	Site Plan Required to Initiate Use?
	F-5	A-35	A-5	RR-5	RR-2.5	RR-0.5	RS-20000	RS-6000	RS-5000	RM-12	RM-30	RT	MHP	MHS	MHPR	RVP	CC	CR	CS	I-2	I-3	C-1	C-2	M	R-4			
Accessory Living Quarters	A	A	A	A	A	A	A	A	A			A														YES		YES
Additional Dwelling Unit		A																								YES		YES
Agricultural Accessory Structures and Uses 3,4	A	A	A	A																				A	A	YES		
Agricultural Stand	A	A	A	A	A	A						A														YES		YES
Agricultural Structure Exemption from the Building Code	A	A	A	A	A	A	A	A	A			A												A		YES		YES
Agritainment	A 15	A 15	A 15	A 15																						YES	YES	
Airport Hangers		A																									YES	
Animal Keeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A									A	YES		
Auction	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	YES		
Bed and Breakfast Home	A	A	A	A	A	A	A	A	A	A	A	A														YES		YES
Bee Keeping, Commercial	A	A	A	A	A							A 1																
Caretaker's Quarters																A		A	A	A	A			A		YES		YES
Carports	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A										A	YES		YES 8
Cemetery, Personal	A 1	A 1	A 1	A 1								A 1														YES		YES
Central Storage Facility													A	A													YES	
Club, Marijuana 12																												
CMRS Facility, Building Roof Mounted	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	YES	YES	
CMRS Facility, Building Wall-Mounted	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	YES	YES	
CMRS Facility, Pole-Mounted	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	YES	YES	
CMRS Facility, Small Cell	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	YES	YES	

EL PASO COUNTY LAND DEVELOPMENT CODE (VERSION AUG. 22, 2024 - CURRENT)

(Directly from the EPC Website)

Table 5.2 - Principle Uses (continued)

USE TYPES	Agricultural Zoning Districts			Residential Zoning Districts													Commercial Zoning Districts			Industrial Zoning Districts		Obsolete Zoning Districts				Subject to Specific Use Standards?	Site Development Plan Required to Initiate Use?	Site Plan Required to Initiate Use?
	F-5	A-35	A-5	RR-5	RR-2.5	RR-0.5	RS-20000	RS-6000	RS-5000	RM-12	RM-30	RT	MHP	MHS	MHPR	RVP	CC	CR	CS	I-2	I-3	C-1	C-2	M	R-4			
Commercial and Industrial Accessory Structures and Uses 3,5																	A	A	A	A	A	A	A	A	A	YES		YES 9
Construction Equipment Storage and Field Offices, Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	YES	YES	
Convenience Store													A		A												YES	
Farm/Ranch Residence	A 14	A 14	A 14	A 14																						YES		YES
Fuel Storage																	A	A	A	A	A	A	A	A			YES	
Garden Supplies and Nursery Stock																	A	A	A			A	A	A		YES	YES	
Green House, Personal Use Subject to Specific Use Standards	A	A	A	A	A	A	A	A	A			A	A	A	A											YES		YES 8
Hobby Farm	A	A	A	A	A	A 16						A 1																
Home Occupation, Residential 11	A	A	A	A	A	A	A	A	A	A	A	A	A	A												YES		YES 12
Home Occupation, Rural	S	A 11	S	S	S	S	S	S	S	S	S	S	S	S												YES		YES 12
Kennel, Major	S	A 1	S	S								S					S	A	A	A		A	A	A		YES	YES	
Kennel, Minor	A 1	A 1	A 1	A 1	S	S	S	S	S			A 1					A	A	A	A		A	A	A		YES		YES
Light Manufacturing, Accessory																			S	A	A		S	A			YES	
Livestock	A	A	A	A	A	A 7						A												A		YES		
Management Headquarters													A	A													YES	
Marijuana Club 12																												
Office, Accessory																				A	A			A			YES	
Outdoor Sales and Display, Accessory																	A	A	A	A	A			A		YES	YES	
Outside Storage																	A	A	A	A			A			YES	YES	
Over the Air Reception Devices	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	YES		

EL PASO COUNTY LAND DEVELOPMENT CODE (VERSION AUG. 22, 2024 - CURRENT)

(Directly from the EPC Website)

Table 5.2 - Principle Uses (continued)

USE TYPES	Agricultural Zoning Districts			Residential Zoning Districts													Commercial Zoning Districts			Industrial Zoning Districts		Obsolete Zoning Districts				Subject to Specific Use Standards?	Site Development Plan Required to Initiate Use?	Site Plan Required to Initiate Use?
	F-5	A-35	A-5	RR-5	RR-2.5	RR-0.5	RS-20000	RS-6000	RS-5000	RM-12	RM-30	RT	MHP	MHS	MHPR	RVP	CC	CR	CS	I-2	I-3	C-1	C-2	M	R-4			
Parking, Storage and Repair of Vehicles and Machines, Personal	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	YES		
Recycling Collection Center																	A	A	A			A	A	A				YES
Retail Sales, Accessory																				A 12	A 12			A		YES		
Residential Accessory Structures and Uses 3, 6	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A											YES	YES 9	YES 8
Restaurant, Outdoor																	A	A	A			A	A				YES	
Restroom and Shower Facilities													A	A		A											YES	
Security Guard House													A	A		A											YES	
Shipping Container	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A 9	A 9	A 9	A 9	A 9	A 9	A 9	A 9	A 9	YES	YES 9	YES
Shipping Container, Temporary	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	YES		
Solar Energy System	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	YES		YES
Stables, Commercial	S 2	A 2	S 2	S 2								S 2												A			YES	
Stables, Private	A	A	A	A	A	A 7						A 7														YES		YES
Tower, Private	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	YES		YES
Wildlife Rehabilitation	A	A	A	A	A	A	A	A	A			A	A	A	A											YES		YES
Wind Powered Generator	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A	A	A	A	A	A	A	A	A	YES		YES
Yard Sales	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A										A	YES		

Table 5-2. - Accessory Uses.

modified

Notes:

"A" = Allowed Use, "S" = Special Use, "T" = Temporary Use

[1] Minimum lot area of 5 acres irrespective of nonconforming lot or parcel status.

[2] All accessory uses are subject to the General Accessory Structure and Use Standards in the Use-Specific Development Standards Section of this Chapter.

[3] See Use-Specific Development Standards Section of this Chapter for specific uses included as accessory uses in these generalized accessory use categories.

[4] Accessory use shall be associated with an allowed, special, or temporary principal agricultural use located on the same lot, parcel or tract.

[5] Accessory use shall be associated with an allowed, special, or temporary principal commercial or industrial use located on the same lot, parcel or tract.

[6] Accessory use shall be associated with an allowed, special, or temporary principal residential use located on the same lot, parcel or tract.

[7] A minimum of 1 acre is required for a private stable.

[8] A site plan is only required for accessory structures greater than 200 square feet in area, however setback compliance is required for all structures.

[9] A site development plan is required for accessory structures equal to or greater than 50% of the principal building area, uses or structures that eliminate required parking or landscaping, and parking structures.

[10] A special use approval is required to exceed the general standards governing number of employees or daily trips.

[11] A site plan may be required in order to verify Code compliance or support issuance of a home occupation certificate.

[12] Marijuana Club is prohibited in all zoning districts.

[13] A site development plan may be required in order to verify compliance with applicable County, State, or Federal requirements.

[14] Allowed as an accessory use when the farm/ranch is 35 acres or greater.

[15] Minimum area of 35 acres. When less than 35 acres a special use is required.

[16] Minimum lot size of 1 acre.

ADDITIONAL LAND USE CODES

(Directly from the EPC Land Codes)

6.2.3. Lighting

(A) **General.**

(1) **Purpose.** The purpose of this Section is to address the physical effects of lighting, and the affect that lighting may have on the surrounding neighborhood.

(2) **Applicability.** This Section applies in all zoning districts, except as otherwise provided.

(3) **Existing Lighting Allowed.** Lighting existing at the time of adoption of this Section is not required to be modified to conform to this Section.

(4) **Lighting Plan to Reflect Standards.** A lighting plan for meeting these standards shall be submitted in accordance with submittal requirements for lighting plans described in the Procedures Manual.

(B) **Design Standards and Requirements.**

(1) **Limitations on Extent of Lighted Area.**

(a) **Concealed or Shielded.** Light fixtures shall be arranged and positioned such that the light sources are concealed and fully shielded so that no direct light or reflection creates a nuisance or hazard to any adjacent ownership or right-of-way and that up-light, spill-light, glare, and unnecessary diffusion are minimized. Light fixtures, except as otherwise permitted herein, are required to be full cutoff as defined by the Illuminating Engineers Society of North America (IESNA) The cut-off angle of an exterior light source shall not exceed 90 degrees. Full cut-off fixtures may not be tilted or aimed in a manner that results in light distribution above the horizontal plane. The use of semi-cutoff or cutoff (as opposed to full cutoff) fixtures shall be permitted to illuminate areas other than parking lots provided the pole or mounting point is no more than 10' in height and the maximum lumen output does not exceed 1800 lumens per lamp.

(b) **Non-Security Lighting During Non-Operating Hours.** Exterior lighting, including but not limited to floodlights used to light a building façade, shall be reduced, activated by motion sensor devices, or turned off during the principal use's non-operating hours. Lighting necessary for security shall not be subject to this provision.

(c) **Upward Lighting.** Upward lighting for architectural, landscape or decorative purposes shall have at least 90% of the total distribution pattern within the profile of the illuminated structure or feature. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform, shall use a narrow cone of light that does not extend beyond the illuminated object.

(d) **Maximum Levels.** Maximum on-site lighting levels shall not exceed 10 foot candles, except for loading and unloading platforms where the maximum lighting level shall be 20 foot candles.

(e) **Measurement at Property Boundaries.** Light levels measured at the property line of the development site adjacent to residential property or public right of way shall not exceed 0.1 foot candles as a direct result of the on-site lighting. All light fixtures mounted within 15' of any residential property line of the site shall be classified as IES Type II or Type III, or fixture demonstrated to provide similar distribution patterns and shielding properties. Fixtures shall be fitted with "house side shield" reflectors on the sides facing the residential property line.

(f) **Light Standards and Fixtures.** The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site. Poles shall be anodized or coated to minimize glare from the light source. Bollards or similar light fixtures intended to illuminate landscape features or walkways are permitted which do not exceed 4 feet in height, 2 fixtures per bollard and 1 lamp not exceeding 900 lumens per fixture.

(g) **Lamp Types.** All outdoor light fixtures should utilize 1 of the following lamp types: metal halide, induction lamp, compact fluorescent, incandescent (including tungsten-halogen), or high-pressure sodium. Alternatives are permitted provided they are demonstrated to be more effective for the proposed use based on IESNA recommendations.

ADDITIONAL LAND USE CODES (continued)

(LIGHTING CONTINUED)

(h) **Canopy Lighting.** Light fixtures associated with canopies, including but not limited to fuel islands, seasonal outdoor sales areas, shopping malls, theaters, bank drive-thrus, and hotels shall be full cutoff or mounted so that the bottom of the lens is recessed or flush with the bottom surface of the canopy. All light emitted from the canopy shall be substantially confined to the ground directly beneath the perimeter of the canopy. No lighting of any kind, except as permitted by sign regulations, shall be allowed on the top or sides of a canopy. The design of the canopy in terms of height above grade, and the spacing between the fixtures within the canopy, shall be such that the illuminance level under the canopy does not exceed 20 foot-candles.

(i) **Consideration of Pilots.** No lighting shall make it difficult for pilots to distinguish airport lights from others, result in glare in the eyes of the pilots using an aviation facility, impair visibility in the vicinity of an aviation facility or, in any way create a hazard or endanger the landing, take-off, or maneuvering of aircrafts intending to use an aviation facility.

(2) **Height.** No freestanding light fixtures shall be mounted higher than 15 feet, except parking lot light fixtures which shall be mounted no higher than 20 feet unless an alternative lighting proposal is approved in accordance with this Code.

(3) **Requirements for Outdoor Recreation Facilities.** Ball diamonds, playing fields, tennis courts, and other outdoor recreational uses shall be required to meet the following standards:

(a) **Maximum Pole Height.** The maximum light pole height shall be 80 feet.

(b) **Cut-Off Angle.** The cut-off angle from a lighting source that illuminates an outdoor recreational use may exceed 90 degrees provided the light source is shielded to prevent light and glare from spilling to adjacent residential properties.

(c) **Hours of Use.** Exterior lighting for an outdoor recreational use shall be extinguished no later than 10:00 p.m. or immediately after the conclusion of the final event of the day, whichever is later.

(C) **Prohibited Lighting.** The following are considered prohibited lighting:

- Site lighting that may be confused with warning, emergency or traffic signals, except as authorized by a federal, State or County government;
- Any fixed light not designed for roadway illumination that produces incident or reflected light that could be disturbing to the operator of a vehicle;
- Blinking, flashing or changing intensity lights and lighted signs, except for temporary holiday displays or lighting required by the FAA for air traffic control and warning purposes;
- The use of laser source light or any similar high intensity light for outdoor advertising or entertainment when projected above the horizontal;
- The private operation of searchlights; and
- The nighttime use of white lighting or white strobe lighting in communication tower lighting.

(D) **Exemptions.** The following lighting shall be exempt from the requirements of this Section:

- Holiday lights in the nature of decorations, clearly incidental and customary and commonly associated with any national, local or religious holiday. Holiday lights may be of any type, number, area, height, location, illumination or animation, except that they shall not produce incident or reflected light that may be confused with or construed as a traffic control device;
- Any lighting required by the FAA for air traffic control, navigation, and warning purposes;
- Emergency lighting as required by law enforcement or emergency services personnel to protect life or property provided the lighting is temporary and is discontinued immediately on abatement of the emergency necessitating the lighting;

ADDITIONAL LAND USE CODES (continued)

(LIGHTING CONTINUED)

- Road lighting;
- Construction lighting provided the lighting is temporary and is discontinued immediately on completion of the construction work;
- Traffic control signals and devices;
- Vehicular lights;
- Temporary use of low wattage or low voltage lighting for public festivals, celebrations, and carnivals approved as a temporary use; and
- Single family residential lighting, except as prohibited herein.

(E) **Alternative Lighting Proposal.**

(1) **Authority.** The PCD Director may approve a proposal that offers an alternative approach for meeting the standards of this Section. A lighting plan proposing an alternative approach for meeting these standards shall be submitted in accordance with submittal requirements for lighting plans described in the Procedures Manual. The plan shall clearly identify and discuss the modifications and alternatives proposed and describe how the proposal would better accomplish the purpose of this Section.

(2) **Review Criteria.** The PCD Director shall find the alternative lighting proposal accomplishes the purposes of this Section as well as a lighting plan that complies with this Section. The PCD Director will consider the extent to which the proposed design protects natural areas from light intrusion; how it enhances neighborhood continuity and connectivity; how it fosters non-vehicular access; and how it demonstrates innovative design and use of fixtures or other elements.

6.3.9. Wildlife

(A) **General.**

(1) **Purpose.** To ensure that proposed development is reviewed in consideration of the impacts on wildlife and wildlife habitat, and to implement the provisions of the Master Plan.

(2) **Applicability.** This Section shall apply to all activities and to the review and approval of development applications and permits on land identified on the Wildlife Habitat Map as significant wildlife habitat.

(B) **Wildlife Standards.**

(1) **Reductions of Impacts and Avoidance.** Wildlife and wildlife habitat are important to the quality of life in El Paso County. When developing a lot, tract or parcel, wildlife considerations should be incorporated into the design of the project and important wildlife habitat avoided when practical.

(2) **Other Local, State and Federal Standards.**

(a) **Compliance with Recommendations of DOW Standards.** Proposed development should make every reasonable attempt to comply with the requirements of the DOW. The applicant should consult with DOW prior to submission of a development application when significant wildlife habitat is present on the subject property. DOW input should be reflected in design of the project.

ADDITIONAL LAND USE CODES (continued)

(WILDLIFE CONTINUED)

(b) **Requirements of DOW and Other Agencies.** The applicant is responsible for identifying and complying with all other applicable federal, State, or local laws and regulations that may be required prior to commencing construction. If the applicant fails to determine compliance requirements and integrate the comments of other regulatory agencies in advance of approval of the development permit and compliance results in a modification to the development permit, the PCD Director may require the applicant to:

- Submit amended reports;
- Revise construction design;
- Change approved documents and plats; or
- Change recorded documents and plats.

Compliance with any requirement of this Code does not relieve and applicant from compliance with any requirements of the DOW or other agencies.

(3) **Conditions and Notes on Development Permit.** Conditions or notes may be required to be placed on any development permit, which may include required no-build areas, easements, conservation easements, restricted areas, or other descriptions.

(Res. No. 17-374, Exh. A, 12-12-2017)

8.4.2. Environmental Considerations

The following environmental design considerations apply to divisions of land:

(A) **Miscellaneous Environmental Requirements.**

(1) **Buffers.**

(a) **Planting Easement Along Collectors, Arterials, or Expressways.** A planting or screening easement may be required along the property line of lots abutting collectors, arterials, or expressways. No vehicular access shall be allowed through a planting or screening easement.

(b) **Landscaping between Differing Land Uses.** Landscaping should be provided, especially as a buffer between different types of uses. Xeriscape should be used whenever possible to minimize water consumption.

(2) **Multifamily Lots Served by Central Sewage Collection System.** Multifamily residential lots shall be served by a central sewage collection system.

(3) **Airport Impacts.** Residential lots should be located to minimize adverse influences from airports and airport operations.

(4) **Threatened and Endangered Species Compliance.** The design shall consider threatened and endangered species.

(B) **Hazards.** Land shall not be divided until hazards have been removed or the impact of hazards has been mitigated as determined by the PCD Director. Lots or tracts subject to hazards which may be eliminated through specialized engineering shall be identified on the plat. Identification of hazards on the plat shall include a statement about the specific hazard and a statement of the engineering alterations required to eliminate the hazard. The following hazards are subject to these requirements:

- Geologic hazards including mine hazards, as identified by the applicant, review agency, or contained in the County inventory of geologic hazards;
- Soil hazards as identified by the applicant, review agency, or contained in the County inventory of soil hazards;
- 100-year floodplain as identified by the applicant, review agency, or the Floodplain Administrator;

ADDITIONAL LAND USE CODES (continued)

(HAZARDS CONTINUED)

- Wildfire hazards as identified on the County and State wildfire hazard inventory or maps;
- Hazards caused by high water table or polluted water, as identified by the applicant, review agency, or County inventory;
- Hazards associated with airports and major utility facilities; and
- Hazards associated with the presence of old landfills, fill areas, and surface and subsurface contamination.

Land subject to hazards shall generally be identified through field investigation and reports, existing County hazard inventories, and review agency comments.

(1) **Flood Hazard Area Requirements.** In Special Flood Hazard Areas, the standards in Chapter 6 and the following standards shall be met:

(a) **Review by Floodplain Administrator.** Divisions of land shall be reviewed by the Floodplain Administrator for compliance with the Floodplain Regulations. Applicants are required to comply with the Floodplain Administrator's requirements in accordance with the provisions of the Pikes Peak Regional Building Code, RBC313, as may be amended from time to time.

(b) **Minimize Flood Damage.** Divisions of land shall be designed and constructed to minimize potential flood damage to properties and public utilities and facilities such as sewer, gas, electrical, and water systems. Development in the floodplain shall be limited to uses compatible with the flood hazard and shall specifically exclude residential uses, sewage and water treatment plants, commercial shopping areas, and industrial sites.

(c) **Hazardous Activities Prohibited.** Activities in a Special Flood Hazard Area that may be hazardous to public health and water quality are prohibited, including but not limited to septic systems, landfills, disabled vehicles, etc.

(d) **Lots or Portions of Lots within Floodplain.**

(i) Lots Less than 2.5 Acres in Size. Lots less than 2.5 acres in size are required to be located entirely outside of the 100-year floodplain. Lands within the 100-year floodplain shall be established in a tract. A special district, HOA, or other corporate entity shall be designated to maintain the tract unless otherwise provided by this Code.

(ii) Lots Greater than 2.5 Acres in Size. Lots 2.5 acres and larger are required to provide drainage easements for the 100-year floodplain with the restriction of "No Build" and "No Storage of Materials".

(e) **Base Flood Elevations and Floodplain Boundaries.**

(i) Floodplain Boundaries to be Shown on Plat.

Approved Base Flood Elevation (BFE) data and 100 year floodplain boundaries shall be shown on the plat.

(ii) Located within 300 Feet of a Zone A Floodplain.

If any portion of a division of land is located within 300 feet of a Zone A Floodplain, approved base flood elevations and boundaries are required to be determined and shown on the plat, or the applicant may provide a Floodplain Certification Letter stating that the 100-year floodplain would not be shown to enter the property in question if studied, in accordance with the Pikes Peak Regional Building Code, as may be amended from time to time.

ADDITIONAL LAND USE CODES (continued)

(2) **Noise.**

(a) **Impacts of Noise Pollution to be Minimized.** Divisions of land shall be designed to minimize the impacts of noise pollution to residents. Divisions of land shall be designed with reference to potential and actual noise pollution hazards based on both existing conditions and projected conditions as identified in the TIS or noise study.

(b) **Roadway and Railroad Mitigation.**

(i) Types of Noise Mitigation. Where noise levels exceed or are predicted to exceed 67 dBA Equivalent Sound Level (Leq), any or all of the following mitigation measures shall be included in the design:

- Increased building setbacks;
- Modified site orientation for buildings and outdoor areas;
- Landscape buffers or tracts;
- Noise easement;
- Soil berming;
- Noise barrier.

In the event that building setbacks or orientation standards are utilized as the mitigation strategy, those building setbacks and orientation standards shall be noted on the plat.

(ii) Mitigation in Residential Subdivisions. Noise mitigation may be required for any residential subdivision, and shall be required for single-family and duplex residential subdivisions, which contain lots that will be individually owned, and are located adjacent to expressways, principal arterials or railroads. Where required, mitigation shall reduce the existing or projected exterior noise levels at the building site location and outdoor areas for patios and decks closest to the noise generator to 67 dBA Leq. A noise study to determine the area of potential impact is required where a subdivision includes or borders an expressway, principal arterial or railroad. A noise study is not required for minor subdivisions and minor replats.

(iii) Noise Activity Covenant and Disclosure Required. In the event noise mitigation within the area subject to noise levels of 67 dBA Leq would not achieve a noise level reduction of a minimum of 5 dBA Leq without a noise barrier, a Noise Activity Covenant and Disclosure is required to be applied to each lot which will remain in the 67 dBA Leq, either by notation on the plat or by recording a separate document.

(iv) Noise Mitigation Located Outside Right-of-Way. Noise mitigation measures shall be located in easements or on tracts to be maintained by a special district or homeowners association and outside of the right-of-way or roadway easements, unless otherwise approved by the ECM Administrator. A noise easement or maintenance agreement is required to assure access to and maintenance of the noise mitigation.

ADDITIONAL LAND USE CODES (continued)

(NOISE CONTINUED)

(c) **Noise Barriers.**

(i) Appropriateness of Noise Barriers. Noise barriers are generally more appropriate within an urban area or adjacent to urban development. Increased setbacks and orientation standards are more appropriate in rural areas. A noise barrier should not be the default design alternative unless other mitigation strategies cannot practically and effectively achieve the noise reduction.

(ii) Noise Barrier Standards and Construction. When noise barrier construction is selected as the noise mitigation strategy, the noise barrier should be designed to achieve a noise reduction of at least 10 dBA Leq.

Noise barriers shall be constructed according to current CDOT standards, unless specifically modified by the ECM.

(iii) Noise Barriers Required Prior to Occupancy. Noise barriers shall be installed prior to approval of a certificate of occupancy by the Building Department for residential structures, unless an extension of time to install the noise barrier is granted by the PCD Director.

(iv) Noise Barrier Not Required to Meet Zoning Setback. A noise barrier is not required to comply with zoning district setbacks.

(v) Consistency in Design and Materials. Noise barriers shall be of similar design and materials along an expressway, principal arterial, or railroad, unless an alternative design or material type is approved by the PCD Director.

(d) **Airport Noise.** Where lots are located within the 65 Day-Night Equivalent Sound Level (Ldn) noise contour as determined by a current FAR Part 150 study for public airports or an AICUZ study for military airfields, the plat shall include a plat note advising that construction shall achieve a 30 dBA interior noise level reduction through approved construction techniques as evidenced by a Noise Reduction Certificate.

(e) **Military Installation Noise.** Where lots are located within the 130 dBA noise contour line under adverse weather as determined by the current Fort Carson Installation Environmental Management Plan, the plat shall include a plat note restricting residential development on impacted lots. Development of commercial, industrial, or public structures devoted to office uses shall incorporate noise reduction measures sufficient to achieve an interior noise level reduction of 35 dBA as evidenced by a Noise Reduction Certificate.

(f) **Relationship to the Noise Ordinance.** The requirements of this Section do not supersede requirements of any applicable BoCC Ordinance regarding noise.

(3) **Unsuitable Building Areas.** Areas within lots or tracts which reflect 1 or more of the following characteristics shall be deemed unsuitable for building and shall be identified as no build areas on the plat:

- Areas not suitable for location of water or sewage disposal systems as determined by State and County health regulations.
- Areas where slopes are greater than 30%.
- Areas of identified or designated geologic, soil, or natural hazards as identified in the geology and soils report or designated in the El Paso County hazard identification inventory; provided that the limitations cannot be overcome through the application of specialized engineering or mitigation.
- Areas within the 100-year floodplain as reflected on FEMA Flood Insurance Rate Map (FIRM), within proposed boundaries as reflected in LOMR/CLOMR, or as determined by a flood study as approved by the Floodplain Administrator.
- Areas within easements, without the permission or release from the beneficiary of the easement holder.

(4) **Snow Drift Areas.** Where the subdivision is adjacent to arterial roads subject to snow drifting problems as identified in the ECM, additional design features and/or easements to mitigate snow drifting may be required at the direction of the ECM Administrator pursuant to the provisions of the ECM.

(There are many more codes that apply to the correct "uses and non-uses" of this parcel, and your Planning Dept. Director knows what they are, and has cited them in the original denial)

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:33 AM
To: PCD Hearings
Subject: Fw: Require Buc-ee担 to properly rezone

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: Teri Fischer
Sent: Thursday, August 20, 2026 2:30 PM
To: PLNWEB; Holly Williams; Bill Wysong; Carrie Geitner; Lauren Nelson; Cory Applegate; Meggan Herington; Kylie Bagley
Cc: contact@trilakespreservation.org; integritymatterscos@gmail.com; governorpolis@state.co.us; natasha_hutson@bennet.senate.gov; jess_cohen@hickenlooper.senate.gov; savannah.eller@gazette.com; Tony.Keith@koaa.com; sam.page@krdo.com; Noah.Caplan@koaa.com; ASack@kxrm.com; Karin.Brulliard@washpost.com
Subject: Fw: Require Buc-ee担 to properly rezone

CAUTION: This email originated from outside the El Paso County technology network.
Do not click links or open attachments unless you recognize the sender and know the content is safe.
Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

This message needs your attention

- Some Recipients have never replied to this person.
- This is a personal email address.

Mark Safe

Report

El Paso County Digital, Strategy & Technology (DST)

I am writing as a concerned resident regarding the proposed Buc-ee's development near Monument and Palmer Lake. I strongly urge the Planning Department not to treat this proposal as a simple administrative approval under the obsolete C-1 zoning designation.

Please do not dismiss these concerns as just another round of public opposition.

Many of us feel that decisions of this magnitude should not move quietly through administrative channels based on outdated zoning definitions that were never intended for a project of this scale. We are asking not for special treatment, but for transparency, careful scrutiny, and a meaningful public process. Public input should matter before irreversible decisions are made.

This project is not comparable to the type of "convenience store" that existed when the C-1 zoning code was created. In 1991, convenience stores were small neighborhood-serving businesses such as 7-Elevenstores, typically around 5,000–6,000 square feet. C-1 zoning and convenience store uses were historically intended to serve local neighborhood and community needs through small-scale commercial services, retail, and offices.

By Buc-ee's own statements to the Palmer Lake Planning Commission in 2025, the company acknowledged that approximately "90–95% of store sales come from outside of the zip code." That statement alone demonstrates that this is not a neighborhood-serving convenience store, but a large regional commercial destination designed to draw substantial outside traffic from well beyond the local community.

Additionally, within the C-1 designation, gas stations were historically permitted only as an accessory use alongside a convenience store, not as the defining feature of a massive regional travel center operation. Buc-ee's far exceeds the original scale, intent, and community-serving purpose contemplated under the obsolete C-1 zoning classification.

Several issues deserve careful scrutiny and a full public process:

• The current C-1 zoning classification is obsolete and has not been updated since 1991.

• Buc-ee's appears to more closely match the intent of C-3 or regional commercial zoning rather than neighborhood commercial zoning.

• A project of this scale should not move forward through administrative approval simply because the obsolete zoning code lacks a modern size limitation for convenience stores.

• Buc-ee's should not be allowed to avoid public hearings by using an outdated zoning technicality.

• The Town of Monument has already raised concerns regarding possible "segmentation" related to the Beacon Lite Road project and the use of dirt generated from county-funded road work.

• The proposed building and sign heights appear to exceed the 30-foot limits allowed under C-1 zoning. I request clarification regarding how these heights are being measured and whether retaining wall height is being included under applicable building code standards.

• The public deserves transparency regarding whether any future Planned Unit Development (PUD) process could be used to waive existing restrictions.

This project would have major regional impacts involving traffic, infrastructure, water use, visual character, noise, and public safety.

Because of its scale and significance, I respectfully request that the Planning Department require a full public review process rather than allowing this proposal to proceed administratively.

Thank you for your time and consideration.

Sincerely, Stephen Fischer

Colorado Estates Monument

Jessica Merriam

From: Jessica Merriam
Sent: Friday, August 21, 2026 10:32 AM
To: PCD Hearings
Subject: Fw: Participation procedures for the August 27, 2026 hearing on the appeal of Administrative Determination ADM264

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 20, 2026 2:24 PM
To: CARCTB
Cc: Carrie Geitner; Lauren Nelson; Bill Wysong; Cory Applegate; Meggan Herington; Kenny Hodges; Kylie Bagley; Bret Waters; savannah.eller@gazette.com; Tony.Keith@koaa.com; Noah.Caplan@koaa.com; EXTERNAL KKTV News; EXTERNAL KOAA News; sam.page@krdo.com; EXTERNAL KRCC News
Subject: Fw: Participation procedures for the August 27, 2026 hearing on the appeal of Administrative Determination ADM264

CAUTION: This email originated from outside the El Paso County technology network.
Do not click links or open attachments unless you recognize the sender and know the content is safe.
Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

This message needs your attention

- Some Recipients have never replied to this person.
- This is a personal email address.

Mark Safe
Report

El Paso County Digital, Strategy & Technology (DST)

Chair Geitner:

I write in concern of procedures laid out for the Aug. 27th hearing on the merits of ADM264. Because the appeal is quasi-judicial, **I am submitting these requests through the Clerk for distribution to the Board and inclusion in the public record.**

The County has stated that the Board's decision must be based on specific, factual evidence. Understood. However, ensuring residents can present that evidence effectively and under reasonable constraint is part of a fair process to ascertain applicable evidence.

The August 27th hearing notice shows an unjustifiable amount of constraint on your part. It states that speakers may be limited to one minute, must speak once, cannot transfer time, and may not use electronic presentations. Speakers will be called in registration order which unnecessarily disrupts an efficient and time saving presentation. It certainly feels that you have intention to sabotage public input and I'm concerned that you are favoring the applicant rather than acting in good faith on behalf of your constituents.

In reference to the Board's adopted Rules, Resolution 26-8, Exhibit A, Section XIII, provide greater flexibility. They require a full and fair hearing, give the Chair discretion over speaker order and time limits, and contemplate charts, maps, and other demonstrative evidence. They also preserve the applicant's right to final rebuttal. Again, your restrictions weigh heavily toward a system that is already stacked against your constituents' interests.

Accordingly, I respectfully request three reasonable accommodations:

1. Document camera.
Permit residents to briefly display paper exhibits submitted to the Clerk on the document camera. This would allow the Board to see relevant code provisions or other evidence without consuming valuable speaking time. This is not an electronic presentation.

2. Coordinated presentation.
Allow a group of residents who have divided their testimony into separate topics to present in sequence rather than strictly in registration order. This will reduce repetition and improve clarity.

3. Advance notice of the time limit.
Please provide sufficient lead time to announce the speaking-time limit before the hearing. In fairness, residents cannot efficiently prepare testimony without knowing whether they will have one, two, or three minutes. This seems a very appropriate concession if you aim for fairness at all. (I was a participant in the July 23rd meeting when the limit was reduced from three minutes to 90 seconds on the spot, requiring residents to reorganize their remarks during the recess. This action reflected your consistent effort to stack the deck in favor of the applicant rather than provide a meaningful forum for your constituents.)

These requests do not alter the hearing structure, the applicant's burden of proof, or its right to final rebuttal. They simply allow residents to present relevant evidence clearly and efficiently and provide you an opportunity to conduct an equitable format.

I firmly ask that these suggested procedures be confirmed and communicated in advance so county residents, those who will be impacted directly by your decision, can prepare accordingly.

Respectfully,

Terre Christensen
Monument, CO 80132

Jessica Merriam

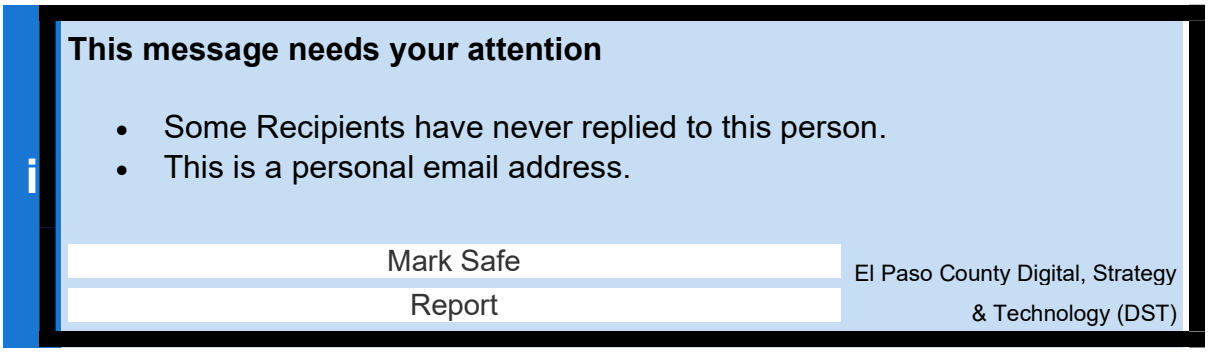
From: Jessica Merriam
Sent: Friday, August 21, 2026 10:33 AM
To: PCD Hearings
Subject: Fw: INFO -- Support for requests on participation procedures

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
https://planningdevelopment.elpasoco.com/
www.epcdevplanreview.com

From: J D
Sent: Thursday, August 20, 2026 2:25 PM
To: CARCTB
Cc: Carrie Geitner; Lauren Nelson; Holly Williams; Cory Applegate; Bill Wysong; Kylie Bagley; Meggan Herington; Kenny Hodges; Bret Waters; editor@monumentindependent.com; 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; newstips@nytimes.com; tips@cnn.com; tips@nbcuni.com; news.tips@abc.com; LBergman@newsnationnow.com; tips@thefp.com; talkshow@aol.com; bmarkus@cprmail.org; BMaass@cbs.com
Subject: Fw: INFO -- Support for requests on participation 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.



Ma'am/sir/Chair Geitner -- We support Laurel Schow's Aug. 13th letter requesting the Board adjust and/or clarify public participation in hearings. For residents, El Paso County currently limits public participation by restricting time and presentation allowances while allowing applicants extended time, single or multiple speakers and various presentation formats. We request the Board use its adopted rules to ensure a full and fair due process hearing for all participants. Ms. Schow's Aug. 13th letter and July 21st coordinated public comment both speak to how the Board has the authority to adjust and standardize hearing procedures allowing the public and the applicant equal opportunity to present information.

Respectfully,
Jean and Terry Duggan