

TOWN OF PALMER LAKE, COLORADO

RESOLUTION NO. 63 - 2025

**A RESOLUTION RECOMMENDING TO THE PALMER LAKE BOARD OF TRUSTEES THAT
THE SUBDIVISION SKETCH PLAN FOR THE PROPOSED MONUMENT RIDGE WEST, LLC
ANNEXATION PROPERTY, A/K/A BUC-EE'S ANNEXATION PROPERTY, BE DENIED BUT
WITH CONDITIONS IF IT IS APPROVED BY THE BOARD
(SKETCH PLAN – DENY)**

WHEREAS, the Palmer Lake Town Code and applicable provisions of the Colorado statutes authorize the Planning Commission of the Town of Palmer Lake (the "Commission") to review certain land use applications and other matters and, based on that review, to provide recommendations to the Board of Trustees of the Town of Palmer Lake (the "Board"); and

WHEREAS, the Town has received an application submitted by Monument Ridge West, LLC, a Colorado limited liability company, as the owner of certain property described in the annexation petitions (the "Property"), and Buc-ee's Ltd, a Texas limited partnership, as the developer of the Property (referred to collectively herein as the "Applicant") seeking to annex the Property to the Town of Palmer Lake; and

WHEREAS, as part of its application, the Applicant has requested that if the Property is annexed to the Town that it be subdivided pursuant to the provisions of the Town Code, including but not limited to Title 16 Subdivision, and has included a proposed subdivision sketch plan as provided for in Section 16.20.020; and

WHEREAS, the Town Code requires that applications for subdivision sketch plan be referred to the Commission for review and recommendation to the Board; and

WHEREAS, following proper notice, on August 20, 2025, the Commission conducted a public hearing to consider the application and make recommendations to the Board regarding the subdivision sketch plan; and

WHEREAS, at the public hearing the Commission considered the application, the statements and presentation of the Applicant, the statements and presentations of the public and all other relevant materials; and

WHEREAS the criteria to be evaluated by the Commission in deciding whether to recommend approval of the subdivision sketch plan are set forth in the Town Code, including Section 16.20.020; and

WHEREAS, based on the matters submitted in the application and matters presented at the public hearing, the Commission finds and concludes that the evaluation criteria in Section 16.20.020 and the Town Code have been not been satisfied, and that the application should be denied for the reasons set forth in Section 2, below.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE
TOWN OF PALMER LAKE, COLORADO AS FOLLOWS:**

1. The Planning Commission hereby recommends denial of the subdivision sketch plan as submitted by the Applicant for the reasons set forth in Section 2 below.
2. Commission's recommendation to deny the subdivision sketch plan is based on the Planning Commission's findings set forth in Resolution No. _61_-2025 recommending denial of the application to zone the Property as a Planned Development.

3. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Resolution. The Board of Trustees hereby declares that it would have passed this resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
4. Repeal. Existing resolutions or parts of resolutions covering the same matters embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

INTRODUCED, RESOLVED, AND PASSED AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF PALMER LAKE ON THIS 20th DAY OF AUGUST 2025.

ATTEST:

TOWN OF PALMER LAKE, COLORADO

Erica Romero
Town Clerk

BY: _____
Planning Commission Chair