

TOWN OF PALMER LAKE, COLORADO

RESOLUTION NO. 62 - 2025

**A RESOLUTION RECOMMENDING TO THE PALMER LAKE BOARD OF
TRUSTEES DENIAL OF THE PROPOSED MONUMENT RIDGE WEST, LLC
ANNEXATION, A/K/A BUC-EE'S ANNEXATION BUT WITH CONDITIONS IF IT IS
APPROVED BY THE BOARD
(ANNEX – 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 for annexation 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, Section 17.14.040 provides that applications for annexation be referred to the Commission for review and recommendation to the Board following a zoning public hearing and that the Planning Commission is to be provided with the draft annexation agreement; and

WHEREAS, the annexation has been referred to the Commission for recommendation and the Commission has been provided with the draft annexation agreement; 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 annexation of the Property, as provided by the Town Code; 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, Section 17.14.040 provides that in making its recommendation to the Board, the Commission is to recommend approval of the annexation only if the requirements of Section 31-12-110, C.R.S. have been satisfied and the proposed annexation complies with the annexation policies of the Town's community master plan; and

WHEREAS, on May 29, 2025, the Board adopted Resolution 46-2025 making all of the findings required by Section 31-12-110, C.R.S., and finding the Property to be eligible for annexation, and

WHEREAS, the Commission finds that the proposed annexation does not comply with the annexation policies of the Town's community master plan, 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 Commission recommends the Board deny the annexation of the Property for the reasons set forth in Section 2., below.

2. The Commission's recommendation to deny the annexation 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 ____ DAY OF ____ 2025.

ATTEST:

TOWN OF PALMER LAKE, COLORADO

Erica Romero
Town Clerk

BY: _____
Planning Commission Chair