



## BOARD OF TRUSTEES MEETING- SPECIAL MEETING

Thursday, October 02, 2025 at 6:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

**\*LIVE STREAM available on Town website\***

---

### AGENDA

---

*This agenda is subject to revision 24 hours prior to commencement of the meeting.*

***The Board of Trustees values public comment on issues relevant to Town government. To permit the fair and orderly expression of such comments, the Board will adhere to the following rules for public comment, whether for an agenda item or during public comment for non-agenda items brought by the public.***

***A speaker must be recognized by the Mayor to step to the podium, sign in, use the microphone, state name and address for the record, and address comments solely to the Board, as a whole.***

***Each speaker is limited to 3 minutes, cannot pool time with another, and each speaker may only speak once per topic. Civility and respect is required. Comments should not be directed to Town staff, individual Board members or to public members. Comments or disruption from audience members not recognized by the Mayor are prohibited. Points already made should not be duplicated. Only written comments limited to one page will be permitted. Public members are also invited to submit comments by email to be distributed to the Board separately. Note that comments submitted to the Board are public record. Please understand that the Board will listen and consider public comments; however, members will not discuss or take action on your comment but may refer it to staff and/or a future meeting for discussion.***

***Thank you for your cooperation.***

---

**Call to Order**

**Roll Call**

**Pledge of Allegiance**

**Introductions/Presentations**

**Public Hearing** – to consider the following applications submitted by Monument Ridge West, LLC in connection with a family travel center on 24.77 acres consisting of gasoline, food, beverages and retail sales, along with rest rooms and rest areas:

- a) Petitions for annexation, including approval of a proposed annexation agreement, of a flagpole to parcels 7102200016 and 7102200014 and said parcels, located at the southwest corner of I-25 and County Line/Palmer Divide Road;
- b) A planned development plan to zone the property as a Planned Development;
- c) A sketch development plan for subdivision of the property.

Following the public hearing, the Board will consider such items for approval, approval with conditions, denial or continuation.

The Applicant has submitted a written request for an annexation election and requesting to continue this hearing until after the annexation election has been concluded. Staff has recommended approval of the request for annexation election and to continue the public hearing to a date and time certain. The issue of whether to approve the applicant's request for an annexation election and continuance of the hearing will be addressed by the Board before the commencement of the public hearing.

**Business Item**

1. Legal Memo
2. Annexation Application/Monument Ridge West, LLC
3. Applicant Presentation - Buckees

**Public Comment** - *Public comments are encouraged to be emailed to the Town office at [info@palmer-lake.org](mailto:info@palmer-lake.org) with subject line of Public Comment (24 hours prior to meeting) and shall be distributed and read at the meeting. Otherwise, please be recognized to speak, sign in, and address the Board on matters not on the agenda. Thank you!*

**Convene to Executive Session** -pursuant to Section 24-6-402(4)(b), C.R.S., for the purpose of conferring with the Town Attorney to receive legal advice on specific legal questions related to the request by Monument West LLC for an annexation election and to continue the hearing on their application until after the annexation election has been accomplished.

**Adjourn**

---

**Americans with Disabilities Act**

---

Reasonable accommodations for persons with a disability will be made upon request. Please notify the Town of Palmer Lake (at 719-481-2953) at least 48 hours in advance. The Town of Palmer Lake will make every effort to accommodate the needs of the public.