

10-3-23

Chris Guigley

2755 Spaatz Road Monument

Letter of Opposition to Monument Glamping

Ashlyn,

My name is Chris Guigley. I live at 2755 Spaatz Road in Monument. I'm writing to you in opposition to Monument Glamping (file AL2321) proposed change to their special use permit to allow tiny houses/container homes etc on their property.

My letter will cover many topics of concern about Monument Glamping ranging from personal experiences, multiple violations of county code, negative impacts to the community, county review issues and operating without approval for an extended amount of time.

Personal Experiences:

My personal experience with the Jeub family and their ambitions goes back to a time when they had no approval for anything but were still operating a business. Chris and his family were at our house multiple times to discuss their future plans and our plans at that time for operating rentals on our properties. A few of us would meet about 1 time a month to discuss how everything would work, complications we could have, county issues etc. At this time the Jeub family had already been renting their tents and container homes without any approval for an extended period of time. Chris had ambitions to expand to more tents and expressed that to us all in our meetings. At this time the Jeub family had multiple container homes on the property that were being rented through Air BNB regularly. The Jeub family knew about our tiny house/RV that we were purchasing to hopefully rent on our property. After we received our tiny house, the county and PPRBD presented us with letters stating that we were in violation. The Jeub family was well aware of all of our issues with our tiny house and the complications it presented for us. Ultimately we were denied renting our unit even on a

limited basis per the county in an early assessment meeting that we scheduled and attended with the county. Chris was well aware of our denial by the county, why we were denied etc. Chris shared with us his intent for Mounment Glamping as small tents on his property that people could rent for an outdoor experience. I was ok with this as it seemed small in operation, not intrusive to the community and a low key operation in general. Since then large canvas tents were installed, a container home that has been rented for years and is still on the property today, a tiny house that is the same as the one we had has been installed and other tent sites were added. All of these structures have been rented regularly for a long time including the tiny house and container house. All of this activity has taken place while Monument Glamping has had no approval for anything. My personal opinion is that their operation should have been shut down by the county a long time ago until they conformed with county code and fixed any violations on the property. They have been allowed to modify, add structures, install items all while having no approvals. I understand that letters were sent for the violations but the lack of follow up and ultimately a shutdown notice should have happened. My summary of personal experiences with Chris Jueb is that he lied directly to me multiple times about his intent for Monument Glamping, has lied about his approval, conducted a ribbon cutting ceremony with the local chamber of commerce, coaches people via his YouTube channel “the glamping guy” on how to navigate issues with county all while having no approval; therefore, Monument Glamping is not worthy of any modification to their special use permit. Furthermore because of the lack of respect to the community, county etc, he should be held accountable for his actions somehow and held to his original approval only. Any modification to his special use permit will only lead us back to another future conversation on changing things again and ultimately we will have a campground in our community which is not wanted or appropriate here in Pine Hills.

Multiple Code Violations / Development issues:

1. Tiny Home / RV Tiny Home: A tiny home isn't allowed to be rented per the county code. This should be handled via a variance to the code and not a special use application in my opinion.
2. Shipping Container in driveway: Shipping containers require a permit to be used.

3. Shipping Container Tiny House: 1 shipping container still remains and is actively rented on the property and is well within the setback of the street.
4. Current site not constructed per the site plan: The current site plan on El Paso's website doesn't show the shipping container, Tiny Home / RV Tiny Home therefore the site is being constructed outside of any approved drawings.

NOTE: it's important to note that the above violations have been a violation for years in some cases and a comment was made at one point by Chris that he would continue to operate until he's shut down.

Negative Impacts to the Community:

Since Monument Glamping has been operating it has not been a positive impact to our community. We have an added traffic component to our community now, safety issues with renters at times on our roads, a formation of groups within the community that has created problems and continuous lies about the intent of Monument Glamping. The increased traffic is an issue because at times I've observed renters driving on the wrong side of the road, not obeying traffic signs etc. I've personally almost been in a traffic accident with a renter that exited Monument Glamping property. The renter abruptly stopped, made a 3 point turn and turned around in the middle of a roadway and almost backed up into me, then almost ran into the side of my vehicle when going the opposite direction of me upon turning around. The many drivers that are not familiar with our roads are creating safety issues. Groups have formed for people in favor of this and other that are not and it has created major issues with the Jeubs and Hintons (Jeubs immediate neighbor to the north). None of this is helpful in our community and the potential revamp of the special use permit has really opened the communities eyes to Monument Glamping's intent and many are not in favor of any changes at all and want to see things cleaned up per the original approval for tents only. The Jeub family has personally lied to me multiple times about the intent of Monument Glamping, it's approval, what they are looking to change now and has made false claims on Next Door about their intent, called out neighbors and has really created a combative atmosphere that isn't needed or appropriate.

Operating without approval:

Monument Glamping has been operating without approval for years. Their approval in July of 2022 was a very extended amount of time after they initially started renting spaces on their property via container homes or tents. Monument Glamping and the

Jeub family clearly do not follow the rules, care about the rules, neighbors issues etc and that's proven by their actions since they started operating their business without approval. Monument Glamping has been featured in local publications prior to any approval, they had a local ribbon cutting ceremony hosed by the local chamber of commerce without approval. A Tiny Home / RV Tiny home has been installed on the property without any approval. 1 container home still resides on the property and is rented without approval. They rented their tents for an extended prior of time prior to July of 2022 without approval. Given the past experiences with Monument Glamping and operating without approval, it's clear that any changes to their special use permit will only embolden them to take additional steps to change things further in the future and continue to operate without approvals.

In conclusion based on the past experiences our community has had with Monument Glamping, the lies that were told about the original intent of Monument Glamping, multiple code violations never corrected, their lack of respect for the community and county's authority, the unapproved changes that have taken place on the property, I see no way possible that I can be in favor of this change to their special use permit. It's clear to me that they feel they can operate above the law, don't care about rules and that can not be allowed to continue.

Sincerely,

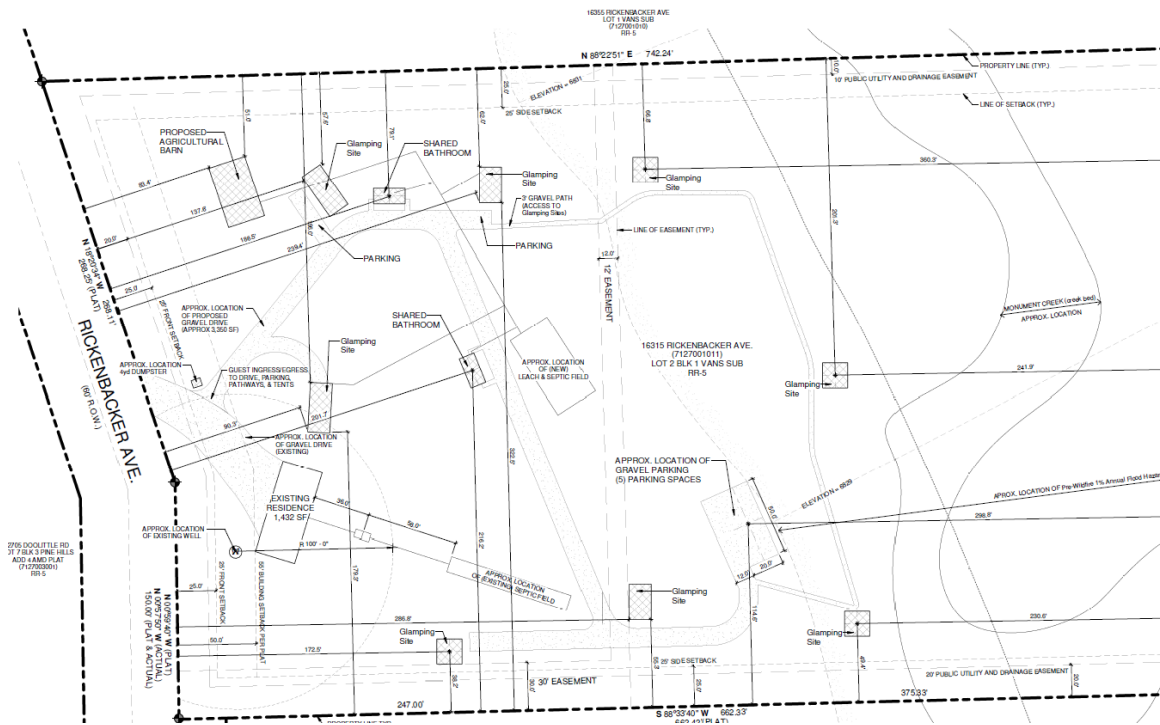
Chris Guigley

2755 Spaatz Road

Monument, CO 80132

610-223-3453

Sources of additional information:



Description of the request: (from Type C application form 1-2b, page 1 of 2)

The main reason for this application is to add a unique RV to the glamping property. We request to addend the original special use permit to allow a broader definition of a "glamping" unit in the special use. Site footprint will be adhered to in this addendum, but specificity to the unit definition will be in site development.

Next Door Post by Arlene Hinton: (this can be printed and available if necessary)

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