

2 October 2023

To Whom It May Concern,

I am sending this letter to express my opposition to the special use application submitted by Chris and Wendy Jeub for their property at 16315 Rickenbacker Ave, Monument, CO 80132 to modify what was originally approved with File Numbers AL223 and PPR2253.

My opposition to this request to modify the special use approved in July 2022 for Monument Glamping at Monument Creek is based on the following issues.

1. I am concerned about the requested terminology change from “tent sites” to “glamping sites.” This change has the potential to enable the replacement of the existing tents with other facilities, from “recreational vehicles” to “tiny houses.” The site is zoned as RR5 Residential Rural Zoning District, but was approved to allow a “for profit” tent glamping business. This new change will no doubt affect the nature of the glamping experience as it was originally articulated and approved. It will result in a “for profit” business that seems to be further from the original RR5 Residential Rural Zoning District.
2. I am concerned that the change in terminology to allow “glamping sites” will lead to changes at Monument Glamping at Monument Creek that are also in conflict with the original vision for the Pine Hills Subdivision. When we purchased our home on the eastern end of Spaatz Road in March 2020, our real estate agent provided us with the attached Covenants for the Pine Hills Subdivision that were established in 1957. That original vision of a residential area with ~5-acre lots is what encouraged us to purchase our home in the Pine Hills Subdivision. While they are not enforceable, the Covenants provide the original vision for the area that did not allow for a variety of temporary structures. A “for profit” tent glamping site does not necessarily fit into that original vision, but a “for-profit” glamping site that can replace the tents with “recreational vehicles” or “tiny homes” is definitely outside the original vision.
3. I am concerned that changing the terminology to open ended “glamping sites” has the potential to impact the number of guests staying at Monument Glamping at Monument Creek. This could subsequently result in an increase in the external traffic in the Pine Hills Subdivision. In addition to a negative impact on the dirt roads in the area, particularly Rickenbacker Ave and Spaatz Road, that increase in strangers in the Pine Hills Subdivision has the potential to result in reduced resident safety and increased crime.
4. I am concerned that the change to open ended “glamping sites” and potential for increased guest traffic will have a further negative impact on the street parking situation around Monument Glamping at Monument Creek. With the current tent glamping sites, it is not unusual for congestion on Rickenbacker Ave due to the number of cars parking on the street. Any increase in guests and cars at the site will likely further exacerbate this situation.

Please contact me with any questions you may have. My cell phone number is 937-631-6522 and my email is dehybl@hotmail.com.



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