

June 17, 2024

To the County Commissioners:

I am adding this to my opposition to the Glamping as to why this person should not be allowed to expand.

1. Early Assessment meeting on Jan 20, 2022 with Ryan Howser

Time stamp(6:36) Ryan says, “probably not going to be able to rent any of the tents or cabins or any of that stuff while we are still going through the process since none of it’s been approved yet. I believe all of the operations are going to need to cease and desist until we get the approval. Right Joe? (Joe) I would suggest that, etc. (Ryan) Perfect. I would probably recommend not renting any of the units out while you’re still going through the process because, the special use process is a public process, um, it is going to go to a public hearing, it will be heard before the planning commission, it will go before the board of county commissioners .

(8:10)You want to be very careful moving forward. You don’t want to make it seem like you’re going against the wishes of the neighbors, so if the neighbors see that there are still people coming out to the property, there’s still people camping out on the property the whole process. Um, it’s really not going to look good when you go to hearing, so just a recommendation to try and keep things looking like you’re want to do things the right way and you want to complete the permitting process before reestablishing the use.

Approval for 1st glamping AL223, 7/29/2022 Jeub did not stop operations for the seven months you can view this through the Airbnb reviews and he rented all through those months.

https://www.airbnb.com/rooms/51351499?source_impression_id=p3_1718649667_P3_2_Uk_-lmg5ysl

Plus as Jeub states: he has been running the Glamping since 2019, without any permits until 2022. or thoughts about the neighbors.

2. Jeub continues to use composting toilets despite the fact that he was told in Jan. 2022 not to by the Health Department. See the pictures at:

https://www.airbnb.com/rooms/51351499?source_impression_id=p3_1718649667_P3_2_Uk_-lmg5ysl

EA Meeting Jan. 20th, 2022

Time stamp(11:00) Kat (health department), All waste must go through a sanitation system, including grey water. The camping components they sell at a store are not approved or applicable. Or being set up for use on that site. Health department also asked that all operations cease.

(16:20)Jeub asked Kevin “if the davis system is not adequate enough? “ Kevin Bolinsky, “handed over to Kat”, Kat “no all of the waste sites have to go into a sanitation system or treatment system. You would

still be required to have bathroom facilities for those tents. A simple composting toilet is not considered adequate facilities.”

3. Density does not match the neighborhood.

Pine Hills Sub Division. Density, 5 acres lots with approximately 4 people per 5 acres = .8 people per acre

Glamping 5 acres (acres not in flood plain appro.) Jeub with 12 glamping units X 4 paying customers=48 and main residence, dad and mom with 13 children=15 divided by 2 (how many still live at home?)=7.5
48 for camps plus 7.5 for family =55.5 people per 5 acres = **11.1 people per acre**

More than **13 times per person/ acre**, doesn't match the existing character of the neighborhood. LDC Sec. 5.2.3(C) special use criteria. The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area.

I take obsession to the fact that Jeub has made over \$250,000 in this venture and we, the neighbors, have had to spend hours and hard earned retirement checks and working family dollars to oppose his continued pushing of the limits. My husband and I were at the early meetings where Jeub was told his site plan had to be specific with details and include everything he wanted to do, because changing it in anyway later would not be possible. Jeub has not even complied with his first permit, toilets, landscaping, container homes, etc., what's to say Jeub will stick with the new one. He does what he wants, and to hell with the county and neighbors. Just watch Jeubs' youtube videos.

Several of the neighbors, and my husband and I were also told by El Paso County representatives, before the first permit was granted, that the neighbors should try and compromise with Jeub. We did that, we did not want the Glamping at all, but decided a small business with tents might be okay. This is what the neighbors get back from Jeub, him always wanting more, without rules or concern for neighbors. At this point I wish the whole operation would be shut down, because he does nothing in good faith and will continue, as he has proven.

Thank you,

DeVee Buttenwieser