

# Letter of Intent for Monument Glamping Special Use Modification, Fall 2023

## Monument Glamping El Paso County, Colorado



Chris & Wendy Jeub  
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**TRI-LAKES**  
CHAMBER OF COMMERCE  
ECONOMIC DEVELOPMENT  
VISITOR CENTER

## Property Information

- Address: 16315 Rickenbacker Ave, Monument, CO 80132
- Owners: Chris and Wendy Jeub (since September 2000)
- Property Tax Scheduling Number: 7127001011
- Current Zoning: RR5

## Application

We were awarded a Special Use for Monument Glamping in July 2022. This application is a request to modify the use to allow more flexibility to unit type for the glamping operation.

### To Whom It May Concern,

We are Chris and Wendy Jeub, owners of Monument Glamping. We provide outdoor accommodations to travelers and staycationers on our 6.44 acres on Monument Creek. We've captured the attention of the Colorado Springs Gazette, the Tribune, Monument Living and Palmer Ridge Magazines, and local television stations. We are proud to offer outdoor accommodations to so many people and bring them closer to the outdoors in our beautiful county.



Since being awarded our special use in July 2022, we have improved our property and the glamping units. Its Letter of Intent listed "tent sites" as the proposed locations of glamping units. The County suggested that, going forward, all Special Use Applications be worded in terms of "glamping units" and "glamping sites." So, the present application is to change the term used in the Special Use Approval of this particular application from "tent sites" to "glamping sites." Changing the term in the Special Use approval will enable us to have glamping sites that are not tents.

We believe this will continue to add to the greater M compliment to our neighborhood, better respect the comply with all County rules, regulations and ordina

UNRESOLVED V1  
COMMENTS:

how many new sites are being its  
proposed? Please include what to  
type of sites are being proposed  
and how this is being modified  
from the previous approval.

## Criteria of Approval

See the original Monument Glamping Letter of Intent for criteria of approval for the Recreation Camp. The following are modifications in this proposal to allow for non-tent units.

### **1. The special use is generally consistent with the applicable Master Plan;**

Overall, the glamping operation argues that its plan closely aligns with the County's Master Plan objectives and regulations. Glamping itself is a broad term for “glamorous camping,” which can include unique accommodations and recreational vehicles. The spirit of the idea for allowing a “recreation camp” as a glamping property does not change with unit type, and the impact or footprint of each type will also remain unchanged.

You are changing the types of sites and per our meetings adding an rv, this is changing the unit

### **2. The special use is generally consistent with the applicable Master Plan of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area;**

The property is surrounded by neighbors with tented garden beds and an uninhabited 39.5-acre lot housing a rented barn for agricultural purposes. Monument Creek flows on the property's east side, with the Willow Creek Subdivision of the Town of Monument on the other. Non-tent structures blend in more nicely and seem to be more compatible with neighborhood structures.

The Tri-Lakes area's established character makes it a fitting home for Monument Glamping, offering a suitable alternative to larger developments that have encroached on the region. The Master Plan acknowledges the potential for intensified infill development in key areas, but Monument Glamping is seen as a compatible evolution in line with the plan's principles of maintaining overall character through evolving development patterns. Following neighborhood meetings, the operation has worked to address neighbor concerns and gain strong local support for its glamping venture.

### **3. The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner;**

Monument Glamping operates with minimal impact on public facilities, as glamping attracts tourists who explore local attractions during the day. In emergencies, the proposal allows for a maximum of eight glamping units accessible through the driveway for fire and ambulance services, with half of the units reachable directly and the other

half accessible via a short hike, ensuring public safety. This modification doesn't propose any alteration to the existing glamping units' footprint.

**4. The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;**

The proposed modification will not change the occupancy of our glamping units, so traffic will remain the same.

**5. The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;**

Monument Glamping is committed to adhering to all local, state, and federal regulations related to pollution control. We have taken significant steps to ensure compliance, including hiring a water attorney to create a Water Plan and seeking appropriate well permits, as well as designing a new septic system that conforms to soil and engineering standards. We have also addressed environmental considerations, consulting with experts to protect mouse habitat and confirming no federal nexus affecting critical habitat designation. In terms of pollution prevention, the operation does not involve emissions or industrial lighting, and noise is managed through enforced quiet hours and onsite monitoring, ensuring a responsible and sustainable operation.

**6. The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; and/or**

The proposed modification will not change the occupancy of our glamping units, so public health compatibility will remain the same.

**7. The special use conforms or will conform to all other applicable County rules, regulations or ordinances.**

All structures will be permitted and inspected as required by the Pikes Peak Regional Building Department and El Paso County Planning Department. All development of Monument Glamping will conform to El Paso County Health Department requirements.

## Review Comments and Addenda

**8/30/23 from Floodplain Director:** ““Non-tent structures" like cabins or tiny homes located in the SFHA need to be elevated to 1 foot above BFE and constructed to resist floatation and or collapse under the pressure of flood waters, or be on wheels road-ready, and be approved for highway travel. The three sites in the floodplain need to remain tent sites.”

**Addendum:** All structures within the floodplain will remain tents.

**9/14/23 from EPC Environmental Services:** “the USFWS has regulatory jurisdiction over threatened and endangered species. It is the applicant’s responsibility, and not El Paso County’s, to ensure compliance with all applicable laws and regulations, including but not limited to, the Endangered Species Act.”

**Addendum:** We reached out to Kate Lunz, Fish and Wildlife Biologies / Preble’s Lead at the Colorado Ecological Services Office, to review any impacts to the Preble’s Jumping Mouse with the proposed addendum. She replied via email dated 9/27/23 stating, “The USFWS (Service) has no concerns with your proposed change to allow more semi-permanent camping structures and RVs at specific footprints in this project.”

**9/18/23 from PCD Engineering Division:** “Please specify the style of sites.”

Monument Glamping is not proposing camper pads/sites. Each glamping unit will be already provided with a tent or other structure so that glampers do not have to provide their own. We will keep unit types flexible in design but noticeably unique. Glamping is all about “unique stays.” We do not provide pads or locations for pop-up trailers and typical over-the-road RV’s. Our own tents and recreational vehicles will all have a unique aesthetic to them. This is an important distinction between this recreation camp application (permissible with a special use) and a campground or RV park (not allowed in our zoning district). Below are pictures differentiating a glamping unit from a standard tent or RV:

you are adding an rv and this is now not accurate, please revise.

PLEASE REVISE:  
you are changing the type of site and it must be specified in the letter of intent and site plan



Campground Tent:



Glamping Tent:



Park RV:



Glamping RV:



**9/19/23 from Engineering:** “Provide a statement confirming the proposed request to allow different sites will not adversely impact adjacent properties or existing stormwater runoff patterns and clarify no additional land disturbance is being proposed.”

**Addendum:** This request to allow different sites will not adversely impact adjacent properties or existing stormwater runoff patterns. The sites will remain in the same places as noted in the Site Development Plan, so no additional land disturbance is being proposed.

**9/19/23 from Site Development Comments:** “how many new sites are being proposed? Please include what type of sites are being proposed.”

**Addendum:** No new sites are being proposed. Types of sites may change as we adjust to market demands in the glamping industry, but the footprint of the sites will remain the same. We ask for this flexibility to adjust the existing sites as we see fit, but we will always stay within the proposed number of units (8) and conform to all other applicable County rules, regulations or ordinances.

**9/26/23 from EPC Code Enforcement:** “Unpermitted modified shipping container located at the far southwest corner of the property is not included in the submittal and it is in violation of the required 25ft. setback.”

**Addendum:** The shipping container is a temporary unit and not intended to be a part of this special use application. This unit is planned to be a part of a separate application for a second glamping property. We ask Code Enforcement to allow the container to remain in its current location until a new suitable site for it is approved in the second application to prevent having to move it twice.

## Conclusion

We trust you will find this modification for Monument Glamping acceptable. We look forward to working with the County in processing this application and resolving any outstanding issues.