

Letter of Intent for Monument Glamping Special Use
Modification, August 2023

Monument Glamping El Paso County, Colorado



Chris & Wendy Jeub
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Please update to "AL2321"



Proud Members

of the American Glamping Association



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 Master Plan of the county, increase its compliment to our neighborhood, better respect the surrounding habitat, and continue to comply with all County rules, regulations and ordinances.

how many new sites are being proposed? Please include what type of sites are being proposed.

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.

Please address comments from RBD Floodplain provided in EDARP in the letter of intent regarding the sites within the floodplain.

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.

2. 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;

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. Though the Special Use was eventually approved, one of the Letters of Opposition (Mike Bittenweiser) singled out tents as undesirable claiming, “tent sites will stand out.” Non-tent structures blend in more nicely and seem to be more compatible with neighborhood structures.

Previous opposition was withdrawn, please remove this item and persons name.

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.

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.