

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

Monument Glamping El Paso County, Colorado



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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. We were awarded a Special Use for our recreation camp called Monument Glamping in July 2022.



The purpose of this Application is to clarify the Special Use Permit. Since our Special Use was awarded there has been some confusion over what “glamping” is and what constitutes a “glamping structure.” Glamping itself is a broad term for “glamorous camping,” which can include unique accommodations we call “glamping shelters.” Our glamping shelters are NOT owned or operated by our guests. Traditional campgrounds have pads built for tenant-owned shelters, but we are a “recreation camp” as allowed in our zoning district. All of the glamping shelters on the property are owned, permitted, and maintained by us.

Our original application used the term “tent sites” as a generic term for the location of the glamping sites. However, it was not our intent that the sole type of glamping shelter be a tent. This modification asks to clarify that our unit types may be more

than just tents. The glamping industry is a rapidly changing industry with highly volatile venue popularity. While our Special Use allows Tent Shelters, we need flexibility to adapt our unit offers and provide marketable unique accommodations for our guests. As owner-operators, we need the flexibility to swap out structures as demand necessitates.

One condition and one clarification will be set with this modification:

1. All glamping shelters within the floodplain will be tent shelters. There are three (3) currently in our site development plan.
2. No new sites are being requested, so the footprint of this modification will not deviate from the original special use. "Each site has a queen bed with a capacity of two adults with the ability to allow two children to accompany them" (Letter of Intent for PCD File No. AL-22-003). Monument Glamping will not exceed this capacity.

We believe this will continue to add to the greater Master Plan of the county, continue its compliment to our neighborhood, better respect the surrounding habitat, and continue to comply with all County rules, regulations and ordinances.

History

Since our Special Use was awarded to us in July 2022, the following history has led us to today's modification request.

4/21/23 from County Planning: Code Enforcement from the County issued a citation for our decision to install a park model as a glamping shelter on one of the approved glamping sites. The citation brought to light a misunderstanding caused by the use of the term "Tent Sites" in our initial Special Use application. Minor review comments still needed attention in my site development before continuing. Our site development plan approval has been on hold till this Special Use modification is granted.

9/8/23 from County Planning: Site Development Plan approved with eight (8) "tent sites" on it. A new Site Development Plan will be issued once this modification is granted, changing the terminology to conform to the more generic terms as requested by the Development Services Director.

10/18/23 from County Planning Site Visit: County Planner Ashlyn Mathy and Code Enforcement Officer Michael Shannon visited Monument Glamping to further help guide my operation to compliance. Mathy explained the need to include the modified shipping container into the site development plan, as well as the perceived problem with identifying unit types.

10/18/23 from County Planning Directors: We requested a meeting to help clarify

how to identify glamping sites and structures in the site development plan. After directions were given via email we responded (see Review Comments and Responses below).

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;

Our glamping plan closely aligns with the County's Master Plan objectives and regulations. Our modification is a clarification as well as an improvement to the glamping operation. The impact or footprint of each Glamping Site will also remain unchanged from the original Special Use.

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. Varied glamping shelters blend in nicely and are compatible with neighborhood shelters like barns, sheds, chicken coops, greenhouses, and garden beds.

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. The glamping shelters will not be driven on and off the site by the customers, but remain throughout the glamping seasons. So the change in terminology will not affect the traffic.

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 requirements from the original Special Use will remain the same.

Review Comments and Responses

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.”

Response: 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.”

Response: 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.”

This modification is a request to identify sites as “glamping sites.” Each glamping site will have a unique glamping shelter on it. The Special Use allows eight glamping sites, three (3) of which are “off-grid” with shared bathroom facilities walking distance from their sites, five (5) of which are “on-grid” with individual hookups or private bathroom facilities.

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.”

Response: This request to change of terminology from “tent sites” to “glamping sites” will not adversely impact adjacent properties or existing stormwater runoff patterns. Three glamping sites are in the floodplain, and therefore their glamping shelters will be tents. ”

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

Response to “New Sites”: No new sites are being added to this modification. Eight (8) sites were awarded in July 2022’s Special Use Permit, and eight will remain after this modification. It is important to note that the footprint of the glamping sites will remain the same.

Response to “Type of Sites”: We sought clarification as to what would be needed in the Letter of Intent compared to the Site Plan. See answer to Justin

Kilgore below on 10/23/23.

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.”

Response: The modified shipping container has been shown on the site development plan with an explanation that it will be moved to one of the eight approved glamping sites on the property, thus removing the set-back issue.

10/23/23 from Justin Kilgore of County Planning (via email): “Please move forward with supplying the department what you and Mr. Jeub see as, ‘Glamping Sites,’ and ‘Glamping Shelters.’ Please include what you believe may comprise these sites at present, as well as in the future.”

Response: For purposes of this Special Use Modification, we ask for eight (8) glamping sites, with each glamping site to have its own “glamping shelter.” Three sites are in the floodplain and will be “glamping shelters without utilities,” but will be within easy walking distance of the bathhouse. The other five glamping sites will be connected to utilities. Several of these sites will have glamping shelters on wheels, which, according to the building code, do not require a building permit. However, glamping shelters not on wheels may require a building permit. Therefore, the Site Development Plan should include a note that for each glamping shelter not on wheels the Building Department must issue a building permit or inform PCD that after review, a building permit is not required.

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.