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Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

SUMMARY MEMORANDUM

TO: El Paso Board of County Commissioners
FROM: Planning & Community Development
DATE: 6/27/2024
RE: AL2321; Monument Glamping 1 - Special Use Modification

Project Description

A request by Chris Jeub, for approval of a Special Use on 6.44 acres to allow a recreational camp for 12 sites in the RR-5 (Residential Rural) zoning district. The property is 6.44 acres and located at 16315 Rickenbacker Avenue, approximately one-quarter of a mile south from the intersection of Rickenbacker Avenue and Doolittle Road. This item was heard as a regular item on the agenda at the June 6th, 2024, Planning Commission hearing. Discussion included project history with Code Enforcement and the continued violations from the applicant, current use versus what is being proposed, compatibility issues, and a lack of information from the applicant on types of structures and the hard-sided structures at the project address. The vote was 7-2 for a recommendation of denial to the Board of County Commissioners. The Planning Commission identified how this proposed project is not compatible with the zoning district, not compatible with the surrounding neighborhood, not compatible with the master plan placetype or area of change, and the proposed changes to the recreational camp are significant changes that create a vastly different project not a modification. (Parcel No. 7127001011) (Commissioner District No. 3)

Notation

Please see the attached *Draft* PC Minutes for a complete discussion of the topic and the project manager's staff report for staff analysis and conditions.

Planning Commission Recommendation and Vote

The request was heard at the June 6th, 2024, Planning Commission Hearing. Trowbridge moved and Whitney seconded to recommend denial of the Special Use, Monument Glamping 1 - Special Use Modification, and that this item be forwarded to the Board of County Commissioners for their consideration. A modification was recommended to condition number three to have "exterior lighting" added to the condition. The project was recommended for denial by a 7-2 vote by the Planning Commission members. The item was heard as a regular agenda item.

Discussion

The discussion at the Planning Commission hearing began with questions about what was originally approved with AL223 versus what the applicant was proposing with the current project under AL2321. Certain members wanted clarification on why the first project (AL223) was approved and why it was approved administratively. More questions came up from the Planning Commission about the classification of structures and what is considered permanent or temporary. Planning Commissioners had concerns about the style of structures at the site and the number of those structures being beyond the scope of a small business. Planning

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Commissioners saw issues and had concerns about the applicant creating something that would be considered an RV park. Staff deferred to the applicant due to the project not offering this information based on the consultant and applicant choosing to not provide that information to staff.

Other discussion focused on the various Code Enforcement violations the applicant had throughout the projects submitted to the County Planning staff. There were concerns about the applicant not adhering to approvals due to Code Enforcement violations continually happening at the subject property. Furthermore, Code Enforcement violations have continued after receiving approvals and during the application process with staff, including this application.

Various Planning Commissioners had questions about why the applicant wants to use hard-sided structures versus tents and yurts. The Commission additionally wanted clarification for specific differences on the proposed plan with AL2321 versus AL223. The Commissioners also had questions on the vagueness of the project and size of the proposed hard-sided structures. The Planning Commission then discussed how what is being proposed is significantly different from the first approval, that this is not a modification and should be considered a completely new request. A Planning Commission member recommended that if this were approved at the Board of County Commissioners hearing, that it be approved with a strict condition of approval that all sites are only tents or yurts (no hard-sided structures).

Neighbors and an attorney spoke out in opposition to this project. Many neighbors have concerns about this turning into an RV park versus a small-scale recreation camp. In addition, other concerns were about the safety of the site and to the neighborhood, and visual and noise impacts that negatively impact the surrounding neighbors. Neighbors found that the applicant being in constant Code Enforcement violation creates more concerns about whether they will continue to stay in compliance or not. The attorney cited timelines of approvals versus code violations from the applicant. He spoke about various compatibility issues of this proposed project. Finally, opposition of this project stated that this proposed project is not supported due to compliance and compatibility issues and stated that this will only be increased with the applicant proposing up to nine hard-sided structures (shipping containers and RVs).

The Planning Commissioners mentioned that they did not think this project is compatible with the surrounding neighborhood and this is vastly different from the surrounding properties. Moreover, the Commissioners found that this was not compatible with the Master Plan and is not compatible with the character of the zoning district.

Attachments

1. Draft PC Minutes.
2. Signed PC Resolution.
3. PC Staff Report.
4. Public Comment.
5. Draft BOCC Resolution.

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EL PASO COUNTY PLANNING COMMISSION

MEETING RESULTS (UNOFFICIAL RESULTS)

Planning Commission (PC) Meeting

Thursday, June 6, 2024

El Paso County Planning and Community Development Department

2880 International Circle – Second Floor Hearing Room

Colorado Springs, Colorado

REGULAR HEARING, 9:00 A.M.

PC MEMBERS PRESENT AND VOTING: THOMAS BAILEY, SARAH BRITTAIN JACK, JIM BYERS, JAY CARLSON, BECKY FULLER, ERIC MORAES, BRYCE SCHUETTELPELZ, TIM TROWBRIDGE, AND CHRISTOPHER WHITNEY.

PC MEMBERS VIRTUAL AND VOTING: NONE.

PC MEMBERS PRESENT AND NOT VOTING: JEFFREY MARKEWICH AND WAYNE SMITH.

PC MEMBERS ABSENT: BRANDY MERRIAM.

STAFF PRESENT: MEGGAN HERINGTON, JUSTIN KILGORE, JOE LETKE, ASHLYN MATHY, KYLIE BAGLEY, DANIEL TORRES, HAO VO, ELIZABETH NIJKAMP, VICTORIA CHAVEZ, MINDY SCHULZ, MIRANDA BENSON, AND LORI SEAGO.

OTHERS PRESENT AND SPEAKING: CHRISTOPHER MACIEJEWSKI AND STEVEN PHILLIPS.

1. REPORT ITEMS

Ms. Herington reminded the board that there will be a presentation provided by the consultant assisting with the LDC update process, Clarion Associates.

Mr. Kilgore advised the board that the next PC Hearing is Thursday, June 20, 2024, at 9:00 A.M. There will not be a hearing on July 4, 2024.

2. ANNUAL ELECTION OF OFFICERS

PC ACTION: BRITTAIN JACK MOVED / CARLSON SECONDED TO NOMINATE BAILEY TO SERVE AS CHAIR OF THE PLANNING COMMISSION. THE MOTION PASSED BY UNANIMOUS CONSENT (12-0).

PC ACTION: TROWBRIDGE MOVED / MORAES SECONDED TO NOMINATE CARLSON TO SERVE AS VICE-CHAIR OF THE PLANNING COMMISSION. THE MOTION PASSED BY UNANIMOUS CONSENT (12-0).

3. CALL FOR PUBLIC COMMENT FOR ITEMS NOT ON THE HEARING AGENDA (NONE)

4. CONSENT ITEMS

A. Adoption of Minutes for meeting held May 16, 2024.

PC ACTION: THE MINUTES WERE APPROVED AS PRESENTED BY UNANIMOUS CONSENT.

B. MS232

MATHY

**FINAL PLAT
FALCON SELF STORAGE AND U-HAUL SUBDIVISION**

A request by Oliver Watts Consulting for approval of a 5.00-acre Final Plat creating one (1) lot. The property is zoned I-2 (Limited Industrial) and is located roughly one-half of a mile north of the intersection of Woodmen Road and Bent Grass Drive. (Parcel No. 5301002005) (Commissioner District No. 2)

NO PUBLIC COMMENT OR DISCUSSION

PC ACTION: MS. FULLER MOVED / MR. MORAES SECONDED TO RECOMMEND APPROVAL OF CONSENT ITEM 4B, FILE NUMBER MS232 FOR A FINAL PLAT, FALCON SELF STORAGE AND U-HAUL SUBDIVISION, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH NINE (9) CONDITIONS, TWO (2) NOTATIONS, AND A RECOMMENDED FINDING OF SUFFICIENCY WITH REGARD TO WATER QUALITY, QUANTITY, AND DEPENDABILITY, THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND APPROVAL PASSED (9-0).

5. CALLED-UP CONSENT ITEMS (NONE)

6. REGULAR ITEMS

PC ACTION: Mr. Bailey moved agenda item 6B to be heard before agenda item 6A.

B. U232

LETKE

**APPROVAL OF LOCATION
PEYTON FIRE PROTECTION DISTRICT UNMANNED STATION**

A request by Bennett Cullers Family Partnership LLP for Approval of Location to allow an unmanned fire station. Should the Planning Commission approve the location of the unmanned fire station, the applicant will be required to obtain Site Development Plan approval. The site is located approximately halfway between Bradshaw Road and Peyton Highway on the south side of Sweet Road. (Parcel No. 3100000255) (Commissioner District 2)

STAFF & APPLICANT PRESENTATIONS

Mr. Trowbridge asked for clarification concerning ownership and the applicant. There is a discrepancy between the executive summary in the Staff Report and the Letter of Intent regarding whom the application was submitted on behalf of. He further asked Ms. Seago if a public utility could be established by a private party.

Mr. Letke replied that a law firm had been retained by the Fire Protection District to navigate the entitlement process. There is a condition of sale related to approval by the Planning Commission.

Mr. Trowbridge understood. He remarked that the way the proposal has been submitted seems backwards. Instead of the Fire Protection District (under contract to buy the property) acting as the applicant, the family is proposing the location of a fire station.

Ms. Seago stated that there is no requirement in the C.R.S. or the Land Development Code that the applicant must be the entity that owns or operates the public facility. She does not have legal concerns with the proposal.

Mr. Bailey asked if an applicant needed to have ownership interest in the project to begin with.

Ms. Seago answered that if the applicant is not the owner, there is a document (or section of the application) that allows the owner to sign a statement of authority to authorize another entity or individual to act on their behalf.

Mr. Letke confirmed. He concluded his presentation. The applicant's representative then presented.

Mr. Markewich verified that the proposal will not replace the existing station; this will be an additional location able to be used by the Fire Protection District.

Mr. Jack Reutzell, with Fairfield and Woods P.C., confirmed.

Mr. Whitney asked if the existing station was a manned station.

Mr. Reutzell confirmed. They plan for the unmanned station to be a pole barn-style building with a firetruck parked inside. When volunteers are called, they will not need to travel all the way to the existing station before responding.

NO PUBLIC COMMENTS

NO FURTHER DISCUSSION

PC ACTION: MR. CARLSON MOVED / MR. SCHUETTELZ SECONDED TO APPROVE REGULAR ITEM 6B, FILE NUMBER U232, FOR APPROVAL OF LOCATION FOR THE PEYTON FIRE PROTECTION DISTRICT UNMANNED STATION, UTILIZING THE RESOLUTION ATTACHED TO THE STAFF REPORT WITH TWO (2) CONDITIONS AND ONE (1) NOTATION. THE MOTION TO APPROVE PASSED (9-0).

A. AL2321

MATHY

SPECIAL USE MONUMENT GLAMPING 1 - SPECIAL USE MODIFICATION

A request by Chris Jeub for approval of a Special Use to allow a recreational camp for 12 sites. The property is 6.44 acres and located at 16315 Rickenbacker Avenue, approximately one-quarter of a mile south from the intersection of Rickenbacker Avenue and Doolittle Road. (Parcel No. 7127001011) (Commissioner District No. 3)

STAFF & APPLICANT PRESENTATIONS

Mr. Whitney asked for more information on the previous approval being found compatible with the Large Lot Residential placetype.

Ms. Mathy explained that AL223 was found compatible with the placetype because it consisted of tents and yurts. She clarified that the initial Special Use approval was for 8 sites that allow tents and yurts while the current proposal is for 12 sites that allow shipping containers and RVs.

Mr. Whitney further clarified that the proposal had been found consistent due to the size of the lot and the use of tents and yurts.

Ms. Mathy agreed. She then continued her presentation.

Mr. Bailey pointed out to the audience that if the Special Use modification is approved, there will be a future, required Site Development Plan to address specific details. There will be future opportunities for the neighbors to work with the developer. During multi-level projects such as this one, different stages have different levels of specificity within the criteria of approval. The presentation continued.

Mr. Trowbridge asked for clarification on shipping containers. Are they treated as temporary or permanent structures?

Ms. Mathy answered that shipping containers are classified as a hard-sided structure and are included in the request. The applicant is requesting that they be allowed to move the shipping containers throughout the sites, if needed. Shipping containers do not require a building permit from Pikes Peak Regional Building Department (PPRBD).

Mr. Trowbridge asked if the shipping containers would be like storage containers or if they would be modified to be habitable structures.

Ms. Mathy answered that the shipping containers would be modified to use as glamping.

Mr. Bailey asked if the red structure in one of the slideshow photos was the shipping container.

Ms. Mathy clarified that the red structure is the RV.

Ms. Fuller asked to see the photo again. She mentioned that the RV looks like a tiny house.

Mr. Bailey asked what the other structure in the photo was.

Ms. Mathy answered that the other visible structure was the primary residence. She further explained that the photos are from a couple years ago and some things have been moved. The shipping container is not visible in the photos.

Mr. Smith asked for more information regarding PPRBD not requiring building permits for shipping containers.

Ms. Mathy explained that PPRBD does not require building permits for structures less than 200 square feet.

Mr. Smith asked if the shipping container could be modified to include a kitchen.

Ms. Herington clarified that PPRBD does not require building permits for shipping containers. PCD does not regulate what would be allowed to go inside a shipping container. She stated they can put whatever type of equipment inside the trailer needed for recreational camping. The applicant may provide further clarification, but PPRBD does not need to complete an inspection because it is not considered a permitted structure.

Ms. Fuller asked if a person could have multiple structures under the 200 square-foot threshold and not trigger an inspection for any of them.

Ms. Herington replied that multiple structures under 200 square feet would not trigger inspection. PPRBD does not inspect shipping containers regardless of the type of use. PPRBD does not consider it a permanent structure.

Mr. Markewich asked if a person were to purchase multiple shipping containers, cut off the sides and put them together as one, resulting in a structure larger than 200 square feet, would that still be considered temporary?

Ms. Herington replied that PPRBD would need to answer that question. Once the shipping containers are being modified and tied together, PPRBD may have different requirements.

Mr. Markewich asked if it would be a County Code Enforcement issue or a PPRBD issue if a person were to combine shipping containers to create a permanent structure.

Ms. Herington answered that PPRBD would need to determine what they consider the structure to be. If shipping containers are stacked, modified, or combined to create a permanent structure, it becomes a different classification of structure type. It would no longer be just a shipping container. She stated that she is unsure where PPRBD draws the line between those classifications.

Mr. Markewich asked if the Land Development Code had a definition that differentiates the two or identifies what the trigger may be. He commented that both tiny homes and modified shipping containers are becoming more popular to meet housing needs.

Ms. Seago stated that further discussion on that topic could be held another time. She added that if the board is concerned about the use of shipping containers, options to proceed include disapproval of the application or further conditions of approval that restrict uses. For example, a condition of approval could state that one shipping container cannot be joined to another.

Mr. Bailey added that the Site Development Plan will identify the size and location of structures.

Ms. Seago clarified that the Site Development Plan is an administrative process and will not appear before the board or be subject to public comment and input.

Mr. Markewich referred to the slideshow image to remark that 12 yurts would have a very different impact than 12 RVs like the large one already on site. He suspects that the neighbors' concerns are that the Special Use will balloon into something extremely intensive on the property.

Ms. Mathy confirmed that neighbors have voiced that concern. She stated that the LDC does have a definition for Recreational Camp that does not limit the number of structures or RVs on site. There is, however, a zoning type called RVP (Recreational Vehicle Park) that specifically includes "2 or more" RVs. Staff's conditions of approval are intended to reduce potential impacts to neighbors. She stated that she would need to defer to the applicant to clarify how many RVs or shipping containers would be on the site because that information has not been provided to County staff.

Mr. Markewich asked if all RVs on the property would be owned by the applicant. He stated that if the sites act as locations that visitors can pull their personal RVs onto and use hook-ups for electricity, water, sewage, etc., it becomes more like an RV park.

Ms. Mathy deferred to the applicant to address that question because that information is not known to County staff.

Mr. Kilgore reiterated that the applicant could address Mr. Markewich's questions. He added that he does not believe the structures will be permanently affixed to the ground, have concrete foundations, plumbing, etc.

Mr. Bailey added that because the proposal doesn't fit neatly into an existing definition, they are discussing the various other definitions in the LDC.

Mr. Whitney stated that he is concerned by the blurring of definitional lines between Recreational Camp and RV Park. He clarified that the applicant's request remains defined as a Recreational Camp. He looks forward to the applicant's presentation.

Mr. Smith asked if setbacks only apply to permanent structures.

Ms. Mathy answered that the setback applied to all structures. All sites defined by the applicant's current proposal are located beyond the minimum setback of 25 feet.

Mr. Smith asked to see the aerial view of the site again. He asked about the structures in the southwestern corner of the property.

Ms. Mathy identified one as the shipping container that received a Code Enforcement complaint. It is currently located within the setback. The applicant will be required to move it, potentially to one of the compliant sites after BoCC action. The staff presentation continued.

Mr. Smith asked for clarification regarding condition of approval number 5, that all sites must be connected to an individual or community on-site septic system. He asked if that truly meant all (12) sites, or if that meant all outhouses.

Ms. Mathy replied that because certain details are not yet known, staff included this condition of approval to provide clarification and mitigation for the applicant and neighbors. The condition was also added because there is no commercial septic permit approved for the property. The Site

Development Plan will incorporate the Public Health Department to ensure all health and safety requirements are met for the proposal. There are currently 4 shared bathrooms on the property. This process is being deferred to the Site Development Plan stage, so if more sites are added, staff wanted to ensure that the Public Health Department is involved.

Mr. Markewich pointed out that condition number 3, all lighting shall be turned off, implies that interior lighting is included. He suggested the condition be revised to include “exterior” lighting.

Ms. Mathy stated the condition could be revised for clarity. The presentation concluded.

APPLICANT PRESENTATION

Mr. Craig Dossey, with Vertex Consulting, clarified that Mr. & Mrs. Jeub will own every RV on the site and will not allow people to park their personal RVs on the property. His presentation continued.

Mr. Markewich clarified that the sites closest to the creek (sites 8, 9, and 10) are described as only being tents/yurts. He then asked what the other sites would look like. He pointed out that there is a significant difference between tents, yurts, the small shipping container, and the large 5th wheel RV.

Mr. Dossey stated that tents are hard to maintain, and in his opinion, hard-sided structures are more visually appealing.

Mr. Markewich clarified that he is asking about the size, regardless of whether it is a tent or structure.

Mr. Dossey remarked that he knows of tents bigger than 5th wheel trailers. He then stated that the sites will need to be specifically defined at the Site Development Plan stage. He added that if multiple shipping containers were connected, PPRBD would define it as a permanent dwelling. The site plan included in the current proposal defines general site locations and defines the minimum setbacks for each one. The site plan and Site Development Plan (which will identify sites to scale) are enforceable by Code Enforcement.

Mr. Markewich asked about parking for each location. He further asked if the limitation on the number of guests was part of the site plan, conditions of approval, or the Site Development Plan. If not, he suggested that it be added. He mentioned the potential that families using the site may have a boat trailer, for example, if they are coming to vacation. He expressed concern regarding the impact and number of vehicles on the property.

Mr. Dossey replied that he could discuss that point with the Jeubs. He stated that it would be easier for the County to enforce the number of vehicles than to enforce the number of families. He added that there is space on the property that perhaps overflow parking could be provided, but he doesn't think the situation is typical.

Ms. Brittain Jack stated that it appears the existing RV has been on the property for a while. She asked if it was part of the original approval.

Mr. Dossey confirmed Ms. Brittain Jack's remarks and added that the County considered it as a tiny home at the time, not an RV.

Mr. Moraes asked about the historic occupancy rate of the business.

Mr. Dossey verified with Mr. Jeub that it remains about 50% occupied.

Mr. Moraes asked about the current breakdown (type) of the 8 allowed glamping sites.

Mr. Chris Jeub explained that 2 of the 8 glamping sites are not tents right now. He stated that 3 sites will be required to remain tents because of their proximity to the creek. Those are currently 2 bell tents and 1 wall tent. He then described having an additional 3 premium wall tents, which are large outfitters tents with walls and floors. Two of those have private bathroom facilities. Of the 2 non-tent accommodations, they have an RV (red) that he thought he had permission to have, and a 10x20' container home (black) that was converted into a modular.

Mr. Moraes asked what the additional 4 sites would consist of, if approved.

Mr. Jeub answered that 3 of the additional sites would be located on the west side of the property and he anticipates them being container homes. He added that container homes do very well in the glamping market. He discussed the evolving glamping market and mentioned an annual trade show. He stated that he wanted to keep the designations general until the Site Development Plan because of the many options available. He reiterated that their glamping sites accommodate 2-4 people with one queen-sized bed and an inflatable mattress for any kids. The 4th additional site would be located by the existing safari tents and shipping container. He would like to see a walled structure or container home in that location.

Mr. Moraes asked if overall, 3 of 4 additional sites would be container homes with the 4th being a safari tent.

Mr. Jeub replied that the 4th location could possibly be a safari tent, a dome, or a container home.

Mr. Moraes asked if the discussed number of each type (tents, RV, container homes) would change after approval of the Special Use modification. For example, would any of the existing tents be changed to container homes?

Mr. Jeub replied that they could change. He stated the safari tents deteriorate after several years. If they can swap it out for a container home, they may do that. The three tents by the creek are required to remain tents.

Mr. Moraes reiterated that ultimately, there could be 9 container homes and 3 tents.

Mr. Jeub confirmed.

Mr. Moraes then asked if changes would be made to the site plan or Site Development Plan.

Mr. Dossey remarked that it's hard to anticipate the future market. He stated that it's important that they show pad sites that could be for either a tent or container home. Tents could fall apart, or containers could become cost prohibitive. He made a comparison with a KOA by stating that someone wouldn't be restricted from putting a tent in the same spot an RV could go. The

restriction is to the location, not type, and the applicant is requesting that flexibility. The drainage, traffic, lighting, etc., of the Site Development Plan will remain the same.

Mr. Moraes mentioned a past application where the location of tents, structures, and RVs had to be specifically defined.

Mr. Dossey reiterated that the applicant is agreeable to defining the locations of sites. He mentioned the cost to maintain tents.

Mr. Moraes replied that maintenance is included in the cost of business. He then asked Mr. Jeub about the structure in the southwest corner of the property.

Mr. Jeub explained that the structure is the existing container home and he recognized that it is currently within the 25' setback. It will be moved in the future.

Mr. Moraes asked why it hadn't been moved yet.

Mr. Dossey stated that Mr. Jeub will move it to a location approved by the site plan/Site Development Plan.

Mr. Jeub added that he has been working with Code Enforcement regarding its location. He was told that (if the Special Use is approved) PCD would review and approve the Site Development Plan. The property owner to the south didn't care about its location, so it hasn't been moved since being placed there 4 years ago.

Mr. Moraes reiterated that it's known to be in the setback and hasn't been moved.

Mr. Jeub confirmed and stated that he hasn't seen any impact by its location.

Mr. Byers stated the impact is the encroachment into the setback.

Mr. Dossey explained that as they're going through this application process, they would like to make sure they are moving it to the correct location.

Mr. Jeub added that he had a previous arrangement with the owner to south, but she has since passed away. She was going to be a business partner and two container homes were going to be located on her property. The existing shipping container was placed in its location with her permission. There were originally 3 shipping containers on the south side of the property; 2 have been moved. They are waiting on a definitive agreement on how they will move forward before relocating the final shipping container.

Mr. Moraes verified that Mr. Jeub has no opposition to the condition that generators must be 200' away from all property lines.

Mr. Jeub confirmed and added that there are no generators there currently.

Mr. Moraes remarked that Mr. Dossey's comment during the presentation that since Monument is adjacent to the property and that they could put 17 single-family residential units on the

property was disingenuous. He stated that while they could apply to rezone the property and do that, the configuration of the subject property makes it unlikely to be compatible.

Mr. Dossey replied that properties more difficult than this one are currently being developed because of the inability to extend centralized services. There are infill projects with creeks that need to be channelized, bridges built, etc., because that's the property that's left.

Mr. Carlson asked if the background information from the staff report, which explained that the RV and hard-sided structure were part of a Code Enforcement violation and not permitted with the original Special Use approval, is disputed by the applicant based on previous remarks.

Mr. Dossey clarified that he was not involved during that stage of the project, but the confusion may have stemmed from the LDC definition of Recreational Camp, which includes additional structure types. However, the site plan that was approved with the Special Use only identified tents.

Mr. Jeub added that the RV replaced an existing safari tent. He stated that he looked at the approved site plan with 8 sites and had a discussion with County staff, so he installed it thinking that he had permission. He then received a letter of violation, which resulted in tense discussions because he had already installed it by that point. The RV then became a violation when he thought he was correcting the previous one, which led them to the subject application. The RV has a queen bed and couch which can accommodate 2-4 guests. It's a beautiful unit, so he'd like to keep it. After walking around the property with Mr. Dossey and Ms. Ruiz, evaluating the cost screening, representation, etc., it was discussed that increasing the number of allowed sites could be requested to offset the additional cost of the entire process. He doesn't know of the reason restricting the number to 8 sites was chosen – he remarked that it could have been 20.

Mr. Dossey added that the project has been treated like a Variance of Use, which does try to tack down all details because what is being requested is outside of what is normally allowed in the zoning district. A Special Use is different in that the zoning type generally allows the use and the County makes sure that certain impacts are mitigated. He doesn't think the level of detail being asked of Mr. Jeub is typical of a Special Use.

Mr. Carlson asked if hard-sided structures are specifically being called out in the application or if it's falling back on the general definition of Recreational Camp.

Mr. Dossey said they are requesting a Special Use to allow a Recreational Camp as defined in the LDC with no exemptions.

Ms. Fuller clarified that ultimately, what was approved on the residential property allowed 8 tent sites with shared bathrooms. It did not include hard-sided structures. The current request is not "just 4 more sites". There are now [6] tents and 2 other structures that each have their own bathrooms. She asked how many sites had their own electricity.

Mr. Jeub confirmed. Of the 8 sites, 6 have their own electricity.

Ms. Fuller commented that the neighbors who retracted their opposition may have done so thinking that tents wouldn't be that bad and would only be used in the summer. She believes the original approval specifying tents was intentional. She thinks the current request is very different

from what is already approved. She pointed out that with 3 tent sites located near the creek, guests may be tempted to use “the glorious outdoors”, which becomes municipal water, rather than a shared bathroom. Overall, she doesn’t see the compatibility of year-round accommodations versus short-term summer camping. She then pointed out that the original Special Use was established after a Code Enforcement violation, which resulted in approval of 8 tent sites. Then there was another violation. She expressed a dislike for asking forgiveness rather than permission. She asked what would stop them from adding more sites after this is potentially approved. What would protect the neighbors from that happening? It seems as if they are proving that they don’t honor their agreements.

Mr. Jeub answered that the nature of glamping is going to be difficult. He is present to try and fit into the County’s definition of Recreation Camp. The structure is attempting to provide an outdoor or semi-outdoor experience for the guests. By providing the history of the previous Code Enforcement violations, he believes they are very close to full compliance.

Ms. Fuller replied that the Special Use is within a residential neighborhood, so they are asking for special rights that the neighbors don’t have. She wants to ensure sensitivity to the neighbors.

Mr. Byers asked if Mr. Dossey was Director of PCD when the Special Use initially came through.

Mr. Dossey stated that approval of the Special Use was rendered by a different person.

Mr. Byers asked when the original Special Use was applied for.

Mr. Jeub stated he believes that it was January of 2022.

Mr. Byers asked about the criteria that was used for administrative approval at that time. He mentioned that he is unsure if the public had much, if any, input during that process.

Mr. Dossey explained that the public would have been given notice of the application, and if they objected to the request, it could have been elevated to a public hearing. He added that when that was written into the LDC, there had been a high number of Special Uses going to public hearings that perhaps didn’t need to.

Mr. Byers asked for an example of a similar use nearby.

Mr. Dossey stated that he hopes there isn’t one nearby because that would be competition.

Mr. Byers clarified that he asked for an example to show compatibility. If it’s compatible, it would stand to reason that there would be a similar use nearby. Where could they find a similar use?

Mr. Dossey stated he’s unsure because he doesn’t live in the area. He mentioned Mr. Jeub’s other property that provides glamping. He then mentioned National Forest campgrounds and added that people can camp on their own properties.

Mr. Byers pointed out that, besides Mr. Jeub’s property, those aren’t really glamping.

Mr. Dossey then said that there are overnight accommodations in the Town of Monument.

Mr. Byers replied that those accommodations are likely on properties zoned for that use.

Mr. Dossey stated there could be examples because many hotels are approved as Special Use.

Mr. Byers asked if there is a reason that this application is being presented as it is instead of a rezone to completely legitimize the use.

Mr. Dossey stated that if the property were to be rezoned as commercial, then that would bring with it an entire set of allowed uses that would certainly not be compatible with the neighborhood.

Mr. Jeub added that they did discuss rezone options, but that's not the outcome they wanted for their property. As a glamping operation, they maintain ownership of the units.

Mr. Byers stated that when he looks at the site plan, it looks like a campground.

Mr. Jeub agreed.

Mr. Byers asked if they're trying to build a campground.

Mr. Jeub replied that it may feel like it, but he doesn't feel like they need to rezone – it can be a Recreation Camp.

Mr. Byers asked if the electricity for the existing structures was hardwired. (It is.) He then asked if it was built to code.

Mr. Jeub answered that a professional electrician installed the wiring.

Mr. Byers asked if it was done through PPRBD.

Mr. Jeub replied that the electrician was certified.

Mr. Byers clarified that he asked because he worries about introducing a fire hazard.

Mr. Jeub agreed and stated that the electrician installed something on his property and dug trenches.

Mr. Dossey added that PPRBD will permit a connection but does not permit the inside.

Mr. Smith wondered about the semantics of the words RV and tiny home being used interchangeably.

Mr. Dossey agreed that they are similar. They are interchangeable in the current discussion.

Mr. Bailey clarified that while electricity is involved, it's not part of the Special Use request. Overall, the board is considering the request for a certain number of sites.

Mr. Whitney remarked that Mr. Jeub's comment about not understanding why it was limited to 8 sites and presuming that it could have been 20 is at the heart of why they're dealing with their current situation. Ultimately, 8 tent sites were approved. He disagrees with the assumption that 20 could have been for the reasons that have been mentioned.

Mr. Dossey supplied that perhaps Mr. Jeub was referring to how the definition for a Recreational Camp doesn't apply a limit to the number of sites.

Mr. Whitney replied that while that may be the case, the request was approved administratively having found that 8 tent sites would be compatible with the surrounding area. A request for 20 sites may have had a completely different result.

Mr. Markewich reiterated that the currently approved Special Use is for 8 tent sites.

Mr. Dossey stated that is the interpretation of County staff.

Mr. Markewich further clarified that openly allowing hard-sided structures like RVs and shipping containers (excluding the 3 creek sites) is a modification from the original approval, in addition to an increase to the number of sites. If he were a neighbor, he would be concerned that 9 RVs the size of the existing one could one day be on that property. A 45' long trailer with all the popouts and extensions would have a significantly greater impact than a 10x20' shipping container. He asked if the applicant would be open to a condition of approval limiting the length to 20' like the shipping container conversion. He believes that would be a reasonable, neighborly compromise.

Mr. Jeub stated he would need to think about it, but anything is on the table. He stated that he could meet with neighbors to determine if that is an acceptable compromise, regardless of the PC recommendation.

Mr. Dossey agreed that it's a great recommendation. He further stated that it would limit the type of thing allowed on the site.

Mr. Jeub stated that for the record, he is open to that kind of limitation. How it is defined can be decided later. The heart of the request is adding 4 additional sites to help pay the cost of required mitigation for the neighbors. He is open to discussion to fine tune that recommendation. The applicant's presentation concluded.

Mr. Carlson asked County staff for more information regarding the decision to administratively review the initial application for Special Use.

Ms. Mathy explained that the application was approved administratively and specifically showed 8 tent sites with 4 shared bathrooms. Opposition had been received and there had been a neighborhood meeting. She wasn't present at the neighborhood meeting, but the opposition was withdrawn afterwards. For that reason, previous staff made the decision to move forward administratively.

Mr. Carlson reiterated that the decision to move forward administratively was based on the site plan with 8 tent sites. (Ms. Mathy confirmed.) He then asked Ms. Seago if approval then is tied to what is depicted on the approved site plan or if the applicant then is allowed to have whatever is allowed under the general Recreational Camp definition.

Ms. Seago asked for time to review the approved Special Use.

Ms. Herington added that generally in Land Use Planning, there is a definition of a use. That use may be a permitted use in some zoning districts and a Special Use in others. The Special Use process is meant to determine if the proposed use is compatible with and works in a specific location. This is why there are notes on the site plan, notes on the Site Development Plan, and conditions of approval imposed either administratively or through PC recommendation. For that reason, she can't imagine that the County staff which approved this administratively were thinking that while they were specifically labeling it only one thing, tents, they didn't really mean just tents. She added that limiting it to 8 sites was identified because it was evaluated that that was the number appropriate for the specific location.

Mr. Whitney expressed gratitude for Ms. Herington's explanation because he was troubled by Mr. Dossey's response that 8 tent sites was only staff's interpretation. He's sure that County staff was not pulling that from nowhere. It's not a matter of interpretation; that is what the application was approved for.

Mr. Bailey noted that dialogue between staff and applicants takes place during the process and judgement is applied throughout. County staff's job is to apply their judgement until at a certain point it is passed along to the Planning Commission, where additional judgment is applied, then to the Board of County Commissioners, and so on.

Ms. Seago stated that she pulled up the file for the past Special Use approval. She read directly from the letter of approval that a condition of approval specifically states, "Approval is limited to the recreation camp, as discussed and depicted in the applicant's letter of intent and site plan drawings." She further stated that the site plan identifies all 8 locations as tent sites. Therefore, in her opinion, the approval was for 8 tents.

Ms. Herington stated that that aligns with what she has gathered from the interim Director, who was in place during the initial Special Use approval, as well as staff that was present during the time. There were conversations with neighbors and County staff regarding what was compatible in the subject location. The result was the compatible type of sites and number of sites that were agreed upon at the time.

Mr. Trowbridge stated that upon review of the LDC, it does say that Special Use approvals are limited to what is depicted in the approval. That reiterates that the approval was for 8 tent sites.

Mr. Bailey commented that it ties back to what was specifically requested by the applicant at the time. The current request will identify that not all sites are tents, some can be hard-sided structures.

PUBLIC COMMENTS

Mr. Christopher Maciejewski, Attorney with Robinson and Henry, P.C., representing several neighbors, spoke in opposition. He stated that he represented 20 or so neighbors surrounding the subject property. Topics included: forgiveness versus permission, Code Enforcement history, potential occupancy totals, the increased impact from 8 tent sites, the lack of compatibility with the surrounding character, and the neighborhood's covenants.

The initial proposal was presented to neighbors as being unobtrusive to the neighborhood, but that is not what they've experienced. He stated that Mr. Jeub's remorseful attitude during this

hearing towards the Code Enforcement violations is a stark contrast from what neighbors have experienced in-person and from Mr. Jeub's social media and YouTube comments/videos. He read a response to County staff's request for more information regarding the types of proposed structures, "the type of structures will not be included as the nature of a recreational camp is that the structures are temporary, and a note has been added to reflect this." He believes the intention is to remain vague so that things can slip between the cracks. He further mentioned the difficulty with enforcement, especially with the applicant's past behavior.

He mentioned that Mr. Jeub has not stopped renting the RV or container home even after being notified of the violation(s) or while applying for permission/forgiveness. While Mr. Jeub stated occupancy is 2-4, one of the sites is advertised to accommodate up to 6. If all sites are rented (at an average 3.5 guests per site), the resulting guest count would be 28. Increasing the number of sites by 4 could increase the total count to 44 guests. He reiterated that the current request, which could result in 9 hard-sided structures and 3 tents, would open the site to year-round use instead of seasonal, and Mr. Jeub's estimation of 50% occupancy could increase greatly. He also mentioned that the intention discussed by Mr. Jeub (to expand onto the neighbor's property) does not appear to have been a request that was ever submitted to the County.

Regarding transitional businesses, the neighborhood is made up of large lots. Many residents have small businesses on their property. He listed two farms, one with pumpkin patch, petting zoo, and fruit orchards. Those home businesses are not year-round, nor are they 24/7 like the subject proposal. He disagreed with Mr. Dossey's opinion that the proposal is compatible because it serves as a transition between high density to the east and the larger lots to the west. If the neighborhood is turned into a transitional neighborhood, he asked where the line will be drawn. The creek provides an adequate natural buffer. He disagreed with the implication that a commercial campground is necessary to provide a transition between homes on small lots to homes on large lots.

While approving a Special Use request is allowed, approval is discretionary and can also be revoked. He again mentioned the Code Enforcement history. He pointed to the neighbors and stated that they have the "fool me once" mentality and are not withdrawing their opposition this time around. He stated that some neighbors dispute having withdrawn their initial opposition.

He then spoke about the subdivision's covenants and restrictions to highlight the intended character of the neighborhood. The original covenants require that all occupied structures should be a minimum of 1,100 square feet and prohibits temporary structures for occupancy. The intention of the neighborhood was for single-family use. While the recorded covenant is not considered binding on the PC or BoCC, it is a contractual obligation Mr. Jeub should be bound to but hasn't abided by. He spoke about the increased traffic 12 year-round sites will generate. The only permitted access to the site is off Rickenbacker Avenue. The question regarding guests with trailers is not unreasonable. He brought up that while boats may be less popular, dirt bikes and ATVs are common among campgrounds in Colorado. He mentioned that he brings a motorcycle when he goes camping, but his campsites are not located in a residential neighborhood.

Mr. Jeub's website advertises that the creekside campsites are equipped with "Cabela commodes" which are a 5-gallon bucket with a plastic bag liner and a chair over the top of it. He reiterated the legitimate concerns of using the creek instead. He discussed the hard-sided structures typically requiring additional heating/cooling, which can generate noise. Regarding water rights, he is concerned about the water consumption that 9 hard-sided structures will generate. He listed the features (dishwasher, flushing toilets, sinks, etc.) advertised with the existing 2. Surrounding residents are concerned about how this level of use will affect their own wells.

He concluded by suggesting that perhaps approval of the Special Use modification should not be granted because they have violated the terms of the initial request since the start. While many of the surrounding neighbors would like to see the operation either curtailed or shut down, they would at least like it to be brought into compliance. They believe strict requirements are necessary to ensure enforceability and accountability.

Mr. Steven Phillips spoke in opposition. He spoke about his experience with Mr. Jeub during the initial proposal. He was told that it would only be 5-6 tents. Neighbors were all told similar things. He told Mr. Jeub that while he didn't think it was good for the community, he wouldn't oppose or support the request. He later discovered that 8 tents were requested. He read the documents and disagreed with the suggestion that there was any ambiguity in what was approved with the initial request. With the second application, he mentioned that he has submitted opposition. He stated that in a December video of Mr. Jeub "addressing the neighborhood", which only included 2 neighbors, Mr. Jeub specifically addressed that letter of opposition to 12 sites. Mr. Jeub looked directly into the camera and said, "Steve, you're wrong. There's not going to be any more than 8 sites." Because of past experiences and the pattern of behavior, neighbors are concerned. He then brought up the past and current Code Enforcement situations on the subject property and 2 others. There are additional Notices of Violation where he claims ignorance.

He concluded by stating that he called PPRBD to ask if there were any issues and he was told, "oh yeah, there's been lots of issues of violations and [non-]compliance." He believes the pattern will continue. Even with the posted notice for the public hearings, the poster was damaged but not replaced as required. In discussions with the neighbors, he has heard that Mr. Jeub isn't concerned about the current request being approved because he has allegedly told people that he is friends with a County Commissioner, and that they will approve what he is requesting.

Mr. Dossey provided rebuttal. He began by stating that the comments regarding Mr. Jeub's character are likely hurtful to hear. He presented part of an email chain dated March 30-31, 2023. After approval of the initial application, Mr. Jeub reached out to County staff to inquire about modifying one of the tent sites to an RV site. The response was, "Please add those changes to you[r] letter of intent and the site development plan." He asserts that Mr. Jeub tried to do the right thing. He brings it up because Mr. Maciejewski suggested that past behavior should be used against the applicant as if it were part of the criteria for approval.

Ms. Fuller clarified that Mr. Jeub asked to replace one tent site with the RV and was told to add it to the letter of intent and site development plan. This email occurred after the initial Special Use approval. She asked if the email was sent before or after the Code Enforcement complaint and further asked if he ever acted upon making that requested change.

Mr. Dossey stated that the email led into further conversation which led Mr. Jeub to the current request. He stated that his point in presenting this part of the email was to say that it created confusion. He stated that Mr. Jeub was relying on staff to guide him, and based on the presented response, he thought it would be ok after adding it to his already approved site development plan.

Ms. Fuller stated that she doesn't see where the email states that the change is approved.

Mr. Dossey suggested that County staff should have replied with, "you can't do that under your Special Use, you need to amend your Special Use." Instead, what was implied was that he could

just add the request to his already administratively approved site development plan. Moving on, he addressed the remarks of forgiveness and permission. The Jeubs are not seeking forgiveness regarding the number of sites. There are only 8 now; he's seeking permission to increase that to 12. They are seeking forgiveness for the types of structures. His understanding of Mr. Jeub's past conversations with neighbors was that they would have preferred hand-sided structures for both appearance and noise. Mr. Jeub had also received comments that tents reminded people of the homeless, hence the push towards the hard-sided structures.

Regarding the comment that there's a disrespect for County government, the presented email shows that Mr. Jeub did attempt to reach out for approval and guidance. He disputed that a unit with a queen bed and two bunk beds could accommodate 6 people. Regarding the total number at maximum occupancy, while 44 may be accurate, enforcement can be managed by the number of cars. The other non-residential uses that are happening in the neighborhood may also be identified as Special Uses. While many of them are likely grandfathered in, many other home-based businesses require approval by the County because they can expand beyond what was initially planned. He disagreed that the proposal is far different from other home-based businesses because they all start small and then they grow. At what point the business needs to relocate has been a discussion for years.

Public notices were sent out under a previous Director and no letters of opposition were received. If people were opposed, he asked why opposition wasn't submitted. He stated that he couldn't find the mailed notice in EDARP. He further stated that a notice mailed out by Mr. Jeub did not mention tents. That notice only mentioned a recreation camp. He stated that an assumption that the sites would only include tents was not part of a notice sent to neighbors. He recognized, however, that the Special Use site plan does specify tents.

It was implied that 9 hard-sided structures could not be rural in nature, but he asked if that would be the case if they were cabins. He believes the proposal is an improvement from a cabin and will last longer. The LDC states that the only zoning districts that can allow a recreation camp through Special Use are Forestry, both Agricultural districts, Residential Topographic, and RR-5 (Residential Rural) which applies to the subject property. He stated that this supports a recreational camp serving as a transition between urban and rural per the LDC. The heaters on site are radiant heaters, so no noise is produced. If the structures are used more in the winter following the Special Use modification, he thinks it could also be assumed that people will be spending more time indoors and make less noise.

Regarding the past experience between Mr. Jeub and Mr. Phillips, he recognized that Mr. Jeub had told him that it would only be 8 tents. He stated that only changed after the County wanted to see additional mitigation that Mr. Jeub realized he couldn't afford. The additional 4 sites were suggested as a way to generate more revenue. Perhaps he should have reached out to the neighbors, but that's the way business works. Mr. Phillips mentioned a conversation with PPRBD, but he did not provide documentation or the name of whom he spoke to. He stated that it may not have even happened; it's hearsay.

The notice of public hearing posters were placed on the property per County instructions. Mr. Jeub was out of town when they folded in half. The poster is made of flimsy cardboard. There was no intent to deceive or hide the notice.

In regard to the comments of being friends with the County Commissioners, Mr. Dossey stated that he purposefully tried to focus on the review criteria. He stated that it doesn't matter

who your friends are if the application is not found to be in favor of the criteria. He believes that he's made a compelling case that it meets every one of the criteria.

Mr. Jeub also spoke in rebuttal. He stated that the application speaks for itself. He thanked his neighbors for keeping his feet in the fire since the beginning. He also recognized that he did say 8 tents in the video, but 3 months later, further discussion took place. He stated that he honestly is trying to be compliant with the new and unique idea called glamping. He'd like to continue serving the community by doing it.

Mr. Moraes asked if the single-family residence on the property is where Mr. Jeub lives. (It is.)

DISCUSSION

Ms. Fuller asked for more information about the neighborhood's covenants. She expressed understanding that the County does not *enforce* HOA covenants, but she asked if the County could approve a Special Use that is not allowed by covenant restriction. Could the neighbors override what the County decides?

Ms. Seago answered that the County does not consider covenants when denying or approving land use applications. Something could be approved by the County even if it violates the covenants. County approval, however, does not negate the covenants. The neighbors have the opportunity to enforce any violation of the covenants that they see fit.

Mr. Moraes asked for clarification regarding LDC section 5.3.2(G), which states, "Any land on which a special use permit is approved shall be limited to those uses and structures enumerated within the special use permit and no more than one principal allowed use." Most Special Use requests are an accessory use, but recreation camp is listed in the principal use table. He asked if approval would result in the subject property having 2 principal uses? (A single-family home and a recreational camp.)

Ms. Seago responded that she would investigate the question and provide an answer later.

Mr. Carlson summarized his opinion of the request. The original request approved 8 tent sites, confirmed by Ms. Herington and Ms. Seago. He views the current request as drastically different type of business request in the neighborhood.

Mr. Markewich requested that a definition of permanent structure be addressed in the LDC update. He also suggested differentiation between RVs and tiny homes. He then suggested a condition of approval be added that limited the size of the hard-sided structures.

Mr. Trowbridge thanked the public for their participation. He stated that he didn't see anything in the letter of intent (as Special Use approval is tied to) that limited the sites to either tents or hard-sided structures. The only thing he found was that *TWO* sites on the site plan are explicitly shown for tents, not 3 as discussed. In his mind, approval could result in a single-family dwelling and as many as 10 other small home-like structures on less than 6 acres of buildable land (due to the creek). The resulting density exceeds what is supposed to be in that area. He mentioned that the subdivision's covenant enforcement would be a civil matter dealt with separately. Regarding

revocation of the existing Special Use, that's not something the Planning Commission can do. That is addressed under LDC 5.3.2(L) and is accomplished through the BoCC. Overall, he does not believe the application is compatible with the neighborhood. While he understands the idea behind the initial administrative process, he doesn't think it should have been done that way.

Ms. Fuller agreed with Mr. Trowbridge's remarks and added that needing to afford mitigation to come into compliance when you're in violation of the Code is not a persuasive reason to approve the request. She stated that seasonal use of 8 tent sites is more reasonable than tiny homes or permanent-like structures, which is entirely different. She does not think the proposal is compatible with the neighborhood.

Mr. Moraes brought up that the Large-Lot Residential placetype is defined in the Master Plan as consisting of 1 dwelling unit per 2.5 acres. Considering that the subject parcel is 6.44 acres, he estimates that 2.5 dwellings could be compatible. It was previously stated that the occupancy rate is approximately 50%. Of the proposed 12 units, if 6 were occupied in addition to the primary residence, that results in 7 dwelling units being occupied at any given point. For that reason, he believes the proposal exceeds what the Large-Lot Residential placetype should look like.

Mr. Whitney stated that he realized that tourism and economic development are both important, but they have nothing to do with whether or not it is appropriate to allow a Special Use approval which permits up to 9 hard-sided dwellings [and 3 tents] on the subject property which was previously only approved to have 8 tent sites. He is not in support of the application because he does not think it is compatible. He added that it's not really a modification, but a brand-new request.

Mr. Schuettpelz agreed with previous comments. He added that the email presented during the applicant's rebuttal was sent March 30, 2023. He referenced the background section of the staff report, which explains that Code Enforcement responded to complaints about an RV on the property. The email shows that he wasn't asking permission but was again asking for forgiveness because he had already received another Code violation. He mentioned the difference between hard-sided sites and tent sites. He doesn't think the request is compatible.

Ms. Seago stated that after further discussion with Ms. Herington, she interprets the Code as allowing for a principle allowed use and, in the case where a Special Use permit has been granted, a Special Use on the same parcel of property. While both a recreational camp and a single-family residence are principal uses, one is an allowed use and one is a Special Use. Those two types of uses are distinguished throughout the Code as being different.

Mr. Bailey expressed disappointment that the testimony was very speculative and accusatory. Motives were implied that may not be in evidence. While he appreciates the opinions expressed by other board members, he disagrees. He recognized that there are other chapters of the Master Plan which encourage economic development and tourism, which he believes the application provides. He stated that he is persuaded by the location of the subject parcel and that the topography allows for harmony with the neighborhood. He believes the past Special Use is compatible and he believes that the expanded request is still compatible.

Ms. Brittain Jack agreed with Mr. Bailey.

PC ACTION: MR. TROWBRIDGE MOVED / MR. WHITNEY SECONDED TO RECOMMEND DISAPPROVAL OF REGULAR ITEM 6A, FILE NUMBER AL2321, FOR A SPECIAL USE, MONUMENT GLAMPING 1 SPECIAL USE MODIFICATION, AND THAT THIS ITEM BE FORWARDED TO THE BOARD OF COUNTY COMMISSIONERS FOR THEIR CONSIDERATION. THE MOTION TO RECOMMEND DISAPPROVAL PASSED (7-2).

IN FAVOR: BYERS, CARLSON, FULLER, MORAES, SCHUETTELPELZ, TROWBRIDGE, AND WHITNEY.

IN OPPOSITION: BAILEY AND BRITAIN JACK.

COMMENTS: In addition to previous remarks, Ms. Fuller added that if the BoCC approves the request, a revision of the condition of approval regarding *outdoor* lighting should be considered. Additionally, she would recommend a condition that all 12 sites should be for tents only.

7. NON-ACTION ITEMS

A. MP241

CHAVEZ

MASTER PLAN MAJOR TRANSPORTATION CORRIDOR PLAN MP 2024

The El Paso County Department of Public Works requests adoption of the Major Transportation Corridors Plan (MTCP) into the Your El Paso County Master Plan. With adoption, this Plan will become the principal plan for further planning and development of roads within unincorporated El Paso County. The MTCP is a critical step in creating an effective and efficient transportation infrastructure that meets future needs. The Plan will provide an updated vision for future transportation, a list of transportation improvements, and a long-term right-of-way preservation plan for each major roadway. (All Commissioner Districts)

B. Informal Presentation. A presentation by Clarion Associates, LLC regarding the Land Development Code Update process.

MEETING ADJOURNED at 2:53 P.M.

Minutes Prepared By: Miranda Benson

SPECIAL USE (RECOMMEND DISAPPROVAL)

Mr. Trowbridge moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. AL2321

MONUMENT GLAMPING 1 - SPECIAL USE MODIFICATION
(2024 : NEW SUBMITTAL WITH PROPOSED CHANGES)

WHEREAS, Chris Jeub (Vertex Consulting), did file an application with the Planning and Community Development Department of El Paso County for approval of a Special Use to allow a modification to the previously approved file number AL223, Recreational Camp, to allow for an increase from 8 to 12 sites and allowing for hard sided structures in addition to yurts and tents within the RR-5 (Residential Rural) zoning district for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on June 6, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Commission finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and
7. That for the following reason(s), the proposed Special Use is not in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County: *(check all that apply)*
 - a. That the proposed special use does not conform to Chapter 5, Use and Dimensional Standards, Section 5.3.2, Special Use, of the El Paso County Zoning Resolutions.
 - b. The special use is not consistent with the applicable Master Plan.
 - c. That the special use is not consistent with the intent and purposes of the zoning district where the use is proposed to be located or does not conform to the approved development plan.
 - d. The special use will not be in harmony with the character of the neighborhood, and compatible with the existing and allowable land uses in the surrounding area;
 - e. That the special use will not result in an over-intensive use of land.
 - f. That the special use will not overburden or exceed the capacity of public facilities and services or, in the alternative, the special use application demonstrates that it will not provide adequate public facilities in a timely and efficient manner.
 - g. That the special use will create undue traffic congestion or traffic hazards in the surrounding area, and does not have adequate, legal access.
 - h. That the special use will cause significant air, water, light, and/or noise pollution.
 - i. That the special use will otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County.
 - j. That the special use does not or will not conform to all other applicable County rules, regulations or ordinances.
 - k. That the proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor.
8. That for the above-stated and other reasons, the proposed special use is not in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED, that the petition for approval of a Special Use to allow a modification to the previously approved file number AL223, Recreational Camp, to allow for an increase from 8 to 12 sites and allowing for hard sided structures in addition to yurts and tents within the RR-5 (Residential Rural) zoning district, as submitted by Chris Jeub (Vertex Consulting), in the following described unincorporated area of El Paso County be disapproved.

AND BE IT FURTHER RESOLVED that this Resolution and recommendations be forwarded to the Board of County Commissioners of El Paso County for its consideration.

Mr. Whitney seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Thomas Bailey	aye / <u>no</u> / non-voting / recused / absent
Sarah Brittain Jack	aye / <u>no</u> / non-voting / recused / absent
Jim Byers	<u>aye</u> / no / non-voting / recused / absent
Jay Carlson	<u>aye</u> / no / non-voting / recused / absent
Becky Fuller	<u>aye</u> / no / non-voting / recused / absent
Jeffrey Markewich	aye / no / <u>non-voting</u> / recused / absent
Brandy Merriam	aye / no / non-voting / recused / <u>absent</u>
Eric Moraes	<u>aye</u> / no / non-voting / recused / absent
Bryce Schuettpelz	<u>aye</u> / no / non-voting / recused / absent
Wayne Smith	aye / no / <u>non-voting</u> / recused / absent
Tim Trowbridge	<u>aye</u> / no / non-voting / recused / absent
Christopher Whitney	<u>aye</u> / no / non-voting / recused / absent

The Resolution was adopted by a vote of 7 to 2 by the Planning Commission of the County of El Paso, State of Colorado.

DONE THIS 6th day of June 2024 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By:


Thomas Bailey, Chair

EXHIBIT A

LOT 2 BLK 1 VANS SUB

EL PASO COUNTY



COMMISSIONERS:
 CAMI BREMER (CHAIR)
 CARRIE GEITNER (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS
 STAN VANDERWERF
 LONGINOS GONZALEZ, JR.

PLANNING & COMMUNITY DEVELOPMENT

TO: El Paso County Planning Commission
 Thomas Bailey, Chair

FROM: Ashlyn Mathy, Planner II
 Edward Schoenheit, Engineer I
 Meggan Herington, AICP, Executive Director

RE: Project File Number: AL2321
 Project Name: Monument Glamping 1 - Special Use Modification
 Parcel Number: 7127001011

OWNER:	REPRESENTATIVE:
Monument Ridge Ltd. Chris Jeub chrisjeub@gmail.com (719) 660-5781	Vertex Consulting Services nina.ruiz@vertexc.com (719) 733-8606 x6606 455 E Pikes Peak Ave Suite 101 Colorado Springs, CO 80903

Commissioner District: 3

Planning Commission Hearing Date:	6/6/2024
Board of County Commissioners Hearing Date:	6/27/2024

EXECUTIVE SUMMARY

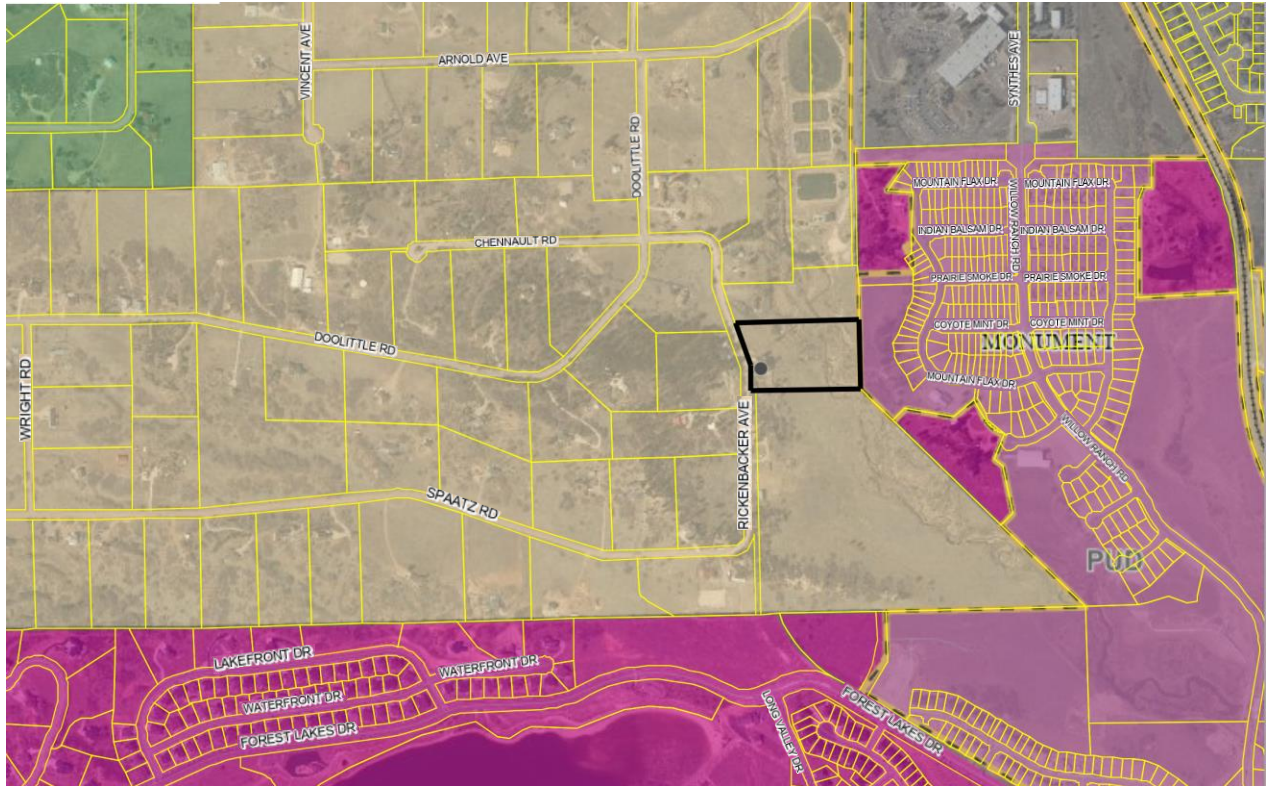
A request by Chris Jeub for approval of a Special Use to allow a recreational camp with 12 sites. The property is 6.44 acres and located at 16315 Rickenbacker Avenue, approximately one-quarter of a mile south from the intersection of Rickenbacker Avenue and Doolittle Road.

2880 INTERNATIONAL CIRCLE
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Zoning Context Map



A. WAIVERS AND AUTHORIZATION

Waiver(s):

There are no waivers associated with this request.

Authorization to Sign: Any other documents necessary to carry out the intent of the Board of County Commissioners.

B. APPROVAL CRITERIA

Pursuant to Section 5.3.2.C of the Land Development Code (As Amended), the Planning Commission and Board of County Commissioners may consider the following criteria in approving a special use:

- The special use is generally consistent with the applicable Master Plan;
- The special use will generally 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 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

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demonstrates that it will provide adequate public facilities in a timely and efficient manner;

- The special use will not create unmitigated traffic congestion or traffic hazards on the surrounding area, and has adequate, legal access;
- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;
- 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 special use conforms or will conform to all other applicable County rules, regulations or ordinances.

C. LOCATION

North:	RR-5 (Residential Rural)	Single Family Residential
South:	RR-5 (Residential Rural)	Single Family Residential & Grazing
East:	RR-5 (Residential Rural)	Single Family Residential
West:	PUD (Planned Unit Development)	Grazing Land

D. BACKGROUND

A complaint was filed with Code Enforcement on November 10, 2021 (CE211158). The complaint stated that there were multiple outdoor structures on the property other than the primary residence and that the structures included outdoor decks, sheds, tents, and outdoor bathroom facilities. A Notice of Violation was sent to the applicant in December of 2021 for recreation camp activities without approval of a Special Use.

In March of 2022, the applicant applied for a Special Use for a Recreational Camp (PCD File No. AL223). Staff received opposition from several of the surrounding property owners. The opposition was withdrawn after a neighborhood meeting was held. Due to the opposition's withdrawal, staff determined that AL223 was eligible for administrative approval. The Special Use was approved on July 26, 2022. The plan associated with AL223 illustrated 8 tent or yurt sites and 4 shared bathrooms. The subsequent Site Development Plan (PCD File no. PPR2253) was reviewed by staff and approved on August 3, 2023.

In March of 2023 Code Enforcement received complaints about a recreational vehicle at the property. Then in June of 2024, another Code Enforcement complaint was received about a shipping container. Staff informed the applicant that these were not



a part of the Special Use approval and could not have the hard sided structures at the property. The applicant was additionally informed another Special Use project would have to be applied for if they wanted to proceed with the recreational vehicle and shipping containers on site for the Recreational Camp use.

In August of 2023, the applicant requested to modify the previously approved Special Use, increasing the number of sites from 8 to 12 and allowing for a variety of camping structures at the 12 site locations. With this modification, the camping sites could include recreational vehicles, shipping containers, yurts, tents, etc. The intent is to establish the specific 12 locations on the property for camp sites and allow the owner to change the type of camp structure at each site.

The applicant will be required to submit and obtain approval of a Site Development Plan to incorporate the changes to the project identified in the proposed Special Use. If the applications for a Special Use and Site Development Plan are approved, the code enforcement violations will be considered resolved.

E. ANALYSIS

1. Land Development Code and Zoning Compliance

This project is subject to the criteria of approval for a Special Use and Master Plan compliance. Neighbors have expressed concerns about negative impacts to surrounding properties with the addition of four sites and the ability of those sites to be hard-sided structures. As a measure to mitigate negative impacts, the applicant is required to install additional landscaping and fencing creating a buffer to the existing single-family residences. Staff has also included proposed conditions of approval intended to attenuate the additional activity and use, including limitations on hours of lighting, noise, and generators.

The Land Development Code defines “Recreational Camp” and “Recreational Vehicle Park”. Those definitions are included below. There is no definition for “glamping”. The applicant has not indicated a specific number of Recreational Vehicles (in addition to increasing the number of sites). Two or more recreational vehicles on the site could be considered a “Recreational Vehicle Park” versus a “Recreational Camp”. While the definition of Recreational Camp does not have a limit to the number of RV’s, Recreational Vehicle Park does, and is a separate zoning district and would require a rezoning application. The definitions for each are included below.



Recreation Camp — A place used as a destination point for visitors, for vacationing or other recreational purposes which may include permanent structures and temporary facilities such as tents or yurts for the use of guests which facilities may contain cooking facilities and are used for temporary occupancy (not to exceed 30 consecutive days or a total of 90 days in 1 calendar year). This term shall not be interpreted to include hotels, motels, restaurants, and theaters but would include land uses commonly considered as campgrounds, dude ranches, resorts or retreats.

Recreational Vehicle — A vehicle used for temporary habitation and used for travel, vacation or recreation purposes. The term shall include travel trailers, campers, motor homes, truck campers and similar terms.

Recreational Vehicles Space — A piece of land in a recreational vehicle park for the placement of a single recreational vehicle and the exclusive use of its occupants.

Recreational Vehicle Park — An area within the RVP zoning district planned exclusively for the parking or temporary storage of 2 or more recreational vehicles for temporary or long-term occupancy as a housing unit.

F. MASTER PLAN COMPLIANCE

1. Your El Paso County Master Plan

a. **Placetype Character:** Large-Lot Residential

The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and waste-water utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if; 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas.



Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.

Recommended Land Uses:

Primary

- *Single-family Detached Residential (Typically 2.5-acre lots or larger)*

Supporting

- *Parks/Open Space*
- *Commercial Retail (Limited)*
- *Commercial Service (Limited)*
- *Agriculture*

Analysis:

The use of “Recreational Camp” was found to be consistent with the Large Lot Residential placetype with the original Special Use approval (AL223). The current proposal to increase the density of glamping sites and utilize shipping containers and recreational vehicles as structures on the site may result in an intensity beyond what would normally be expected in a rural residential area and may not be compatible with the rural character of the neighborhood. This will be largely dependent on the number and type of structures that are not temporary, such as tents or yurts.

b. Area of Change Designation: Minimal Change: Developed

These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser



neighborhood could redevelop to a less intense suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.

Analysis:

The property is located in an area which is not expected to significantly change in character due to primarily being surrounded by developed land. The level of change proposed with the Special Use may not be consistent with the level of change identified in the Area of Change, due to the types of proposed structures, which include shipping containers and recreational vehicles.

c. Key Area Influences: Tri-Lakes Area

Tri-Lakes is the northern gateway into the County along Interstate 25 and Highway 83. It is situated between Pike National Forest, the United States Air Force Academy, and Black Forest. With significant suburban development and some mixed-use development, this Key Area supports the commercial needs of many of the residents in northern El Paso County. Tri-Lakes also serves as a place of residence for many who commute to work in the Denver Metropolitan Area. It is also an activity and entertainment center with the three lakes (Monument Lake, Wood-moor Lake, and Palmer Lake) that comprise its namesake and direct access to the national forest. Tri-Lakes is the most well-established community in the northern part of the County with a mixture of housing options, easy access to necessary commercial goods and services, and a variety of entertainment opportunities. Future development in this area should align with the existing character and strengthen the residential, commercial, employment, and entertainment opportunities in the adjacent communities of Monument, Palmer Lake, and Woodmoor.

Analysis:

The key area has mixed-use with an emphasis on suburban development. The proposed project is within a suburban development and is offering a recreational camp that can provide a commercial service and bring in tourism.

d. Other Implications (Priority Development, Housing, etc.)

There are no other implications associated with this property.



2. Water Master Plan Analysis

The El Paso County Water Master Plan (2018) has three main purposes; better understand the present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.3 – *Promote awareness of environmental issues associated with water use.*

Goal 4.5 – *Plan for water resources in a thoughtful way that recognizes the nonrenewable nature of water resources in the area, accommodates existing and historical uses, and allows for sustainable, planned growth.*

Goal 5.5 – *Identify any water supply issues early on in the land development process.*

The Water Master Plan includes demand and supply projections for central water providers in multiple regions throughout the County. The property is located within Planning Region 2 of the Plan, which is an area anticipated to experience growth by 2040. The following information pertains to water demands and supplies in Region 2 for central water providers:

The Plan identifies the current demand for Region 2 to be 7,532 acre-feet per year (AFY) (Figure 5.1) with a current supply of 13,607 AFY (Figure 5.2). The projected demand in 2040 for Region 2 is at 11,713 AFY (Figure 5.1) with a projected supply of 20,516 AFY (Figure 5.2) in 2040. The projected demand at build-out in 2060 for Region is 2 is at 13,254 AFY (Figure 5.1) with a projected supply of 20,756 AFY (Figure 5.2) in 2060. This means that by 2060 a surplus of 7,502 AFY is anticipated for Region 2.

Findings of sufficiency with respect to water quality, quantity, and dependability are not required with consideration of a Special Use.

3. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a high wildlife impact potential. El Paso County Environmental Services, Colorado Parks and Wildlife, US Army Corps of Engineers, US Fish, Wildlife, and Ecological Services, and Regional Building Department Floodplain were each sent a referral and have no outstanding comments.

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The Master Plan for Mineral Extraction (1996) identifies mesa gravel in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

G. PHYSICAL SITE CHARACTERISTICS

- 1. Hazards:** There are no hazards associated with the project.
- 2. Floodplain:** The eastern portion of the property contains a regulatory floodway zoned "AE" as determined by a review of the Federal Insurance Rate Map number 08041C0259G, effective December 18th, 2018. The floodway contains Monument Creek, and no permanent type of development or storage of materials is permitted within the floodway. The western portion of the property is in Zone "X," which is an area of minimal flood hazard determined to be outside the 500-year flood zone.
- 3. Drainage and Erosion:** The property is in both Monument Rock and Teachout Creek drainage basins. No drainage basin or bridge fees are due with a Special Use request. No drainage report was required with this application due to the lower level of impervious development. Drainage on the site generally flows from the west to southeast. The developer has stated that the development will not result in negative drainage or erosion impacts to adjacent or downstream properties.
- 4. Transportation:** The property is located along Rickenbacker Road which is a County maintained rural local gravel road. A Traffic Impact Study was not required for the development in accordance with Engineering Criteria Manual Section B.1.2.D. The development is expected to generate approximately 32 daily trips to the surrounding road network. The development is subject to the El Paso County Road Impact Fee program. No public road improvements are proposed or required with the Special Use application.

H. SERVICES

1. Water

Findings of sufficiency with respect to water quality, quantity, and dependability are not required with consideration of a Special Use. Water is provided by a well.

2. Sanitation

Sanitation is provided by an onsite wastewater treatment system.



3. Emergency Services

The property is within the Tri-Lakes Monument Fire Protection District.

4. Utilities

Electric service is provided by Mountain View Electric Association, Inc. and gas is provided by Black Hills Energy-Aquila. The water is supplied by a well and the wastewater is supplied by an onsite wastewater treatment system.

5. Metropolitan Districts

There are no metropolitan districts associated with the project.

6. Parks/Trails

Land dedication and fees in lieu of park land dedication are not required for a special use application.

7. Schools

Land dedication and fees in lieu of school land dedication are not required for a Special Use application.

I. APPLICABLE RESOLUTIONS

See attached resolution.

J. STATUS OF MAJOR ISSUES

The applicant has not identified a specific number of glamping sites which will utilize hard-sided structures, and therefore, it is difficult to determine the impact of the proposed use to the surrounding properties. Additionally, the utilization of shipping containers and recreational vehicles as glamping sites may not be compatible with the surrounding rural residential neighborhood. Staff has received concerns from the surrounding property owners indicating that the existing use with 8 glamping sites has challenges regarding compatibility; the current request to increase the number of glamping sites to 12, and the request to utilize hard-sided structures for an undisclosed number of sites could possibly exacerbate this concern.

Staff included conditions of approval based on the mitigation of negative impacts to neighbors, by creating a timeline to get the Site Development Plan approved by, which will ensure that the landscaping and fence buffering will be installed and reduce the visual impacts to neighbors. Additional conditions of approval are included to help



mitigate other types of impacts such as noise and lighting. Finally, the applicant has not provided updated septic permits to match the proposed use and has chosen to defer it to the Site Development Plan process. Subsequently, staff has included a condition of approval to ensure that health and safety measures are met by providing the correct documentation to support the proposed use upon the submittal of the Site Development Plan.

K. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified 29 adjoining property owners on May 23, 2024, for the Planning Commission and Board of County Commissioner meetings. Responses will be provided at the hearing. Public opposition and support have been received for this project. Neighborhood opposition consists of safety, traffic, and fire concerns, lack of compatibility to the surrounding area, and the applicant continually doing things on the property without approvals from the county. The support received for the project consists of boosting tourism and the use does not affect the community negatively. The letters will be attached to the staff report packet for review.

L. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 5.3.2 of the El Paso County Land Development Code (As Amended), staff recommends the following conditions and notations:

CONDITIONS

1. Approval is limited to the recreation camp, as discussed, and depicted in the applicant's letter of intent and site plan drawings.
2. No generators are to be utilized on sites located within 200 feet of the property line to ensure noise impacts are reduced to adjacent properties.
3. All lighting shall be turned off between the hours of 10pm and 6am.
4. Quiet hours are between the hours of 10pm and 6am.
5. The applicant shall be required connect all sites to an individual or community on-site septic system(s) approved by El Paso County Health Department and depicted on the Site Development Plan unless the site is depicted as a tent-site only.



6. At the Site Development Plan submittal, the applicant shall provide an updated septic permit reflecting the requested 12 sites or specify specific sites as tent sites only that do not require septic permitting.
7. Any outstanding road impact fees will be due at the time of the submittal for the site development plan (In accordance with BOCC Resolution 19-471 (as amended)).
8. The applicant shall receive approval of a Site Development Plan to include a utility plan within one-hundred and twenty (120) days of Special Use approval. The deadline for receipt of approval of the Site Development Plan may be extended by the PCD Director, at his or her discretion, if the Director finds that the applicant has made a good faith effort to secure such approval.

NOTATIONS

1. Special Use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification, or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or Special Use conditions/standards are being violated, preceded by notice and public hearing.
3. If the Special Use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.

M. ATTACHMENTS

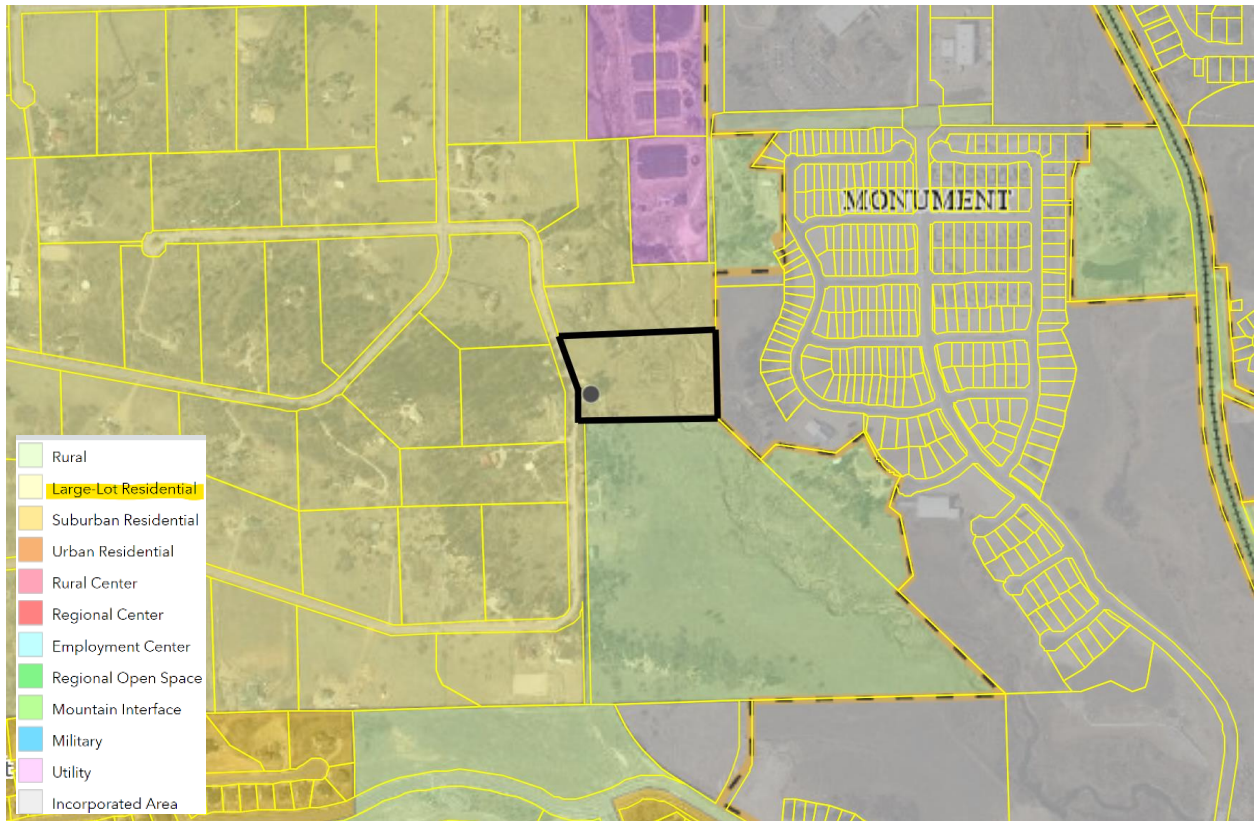
Map Series A
Map Series B
Letter of Intent
Site Plan
Public Comments – Opposition
Public Comments – Support
Draft Resolution



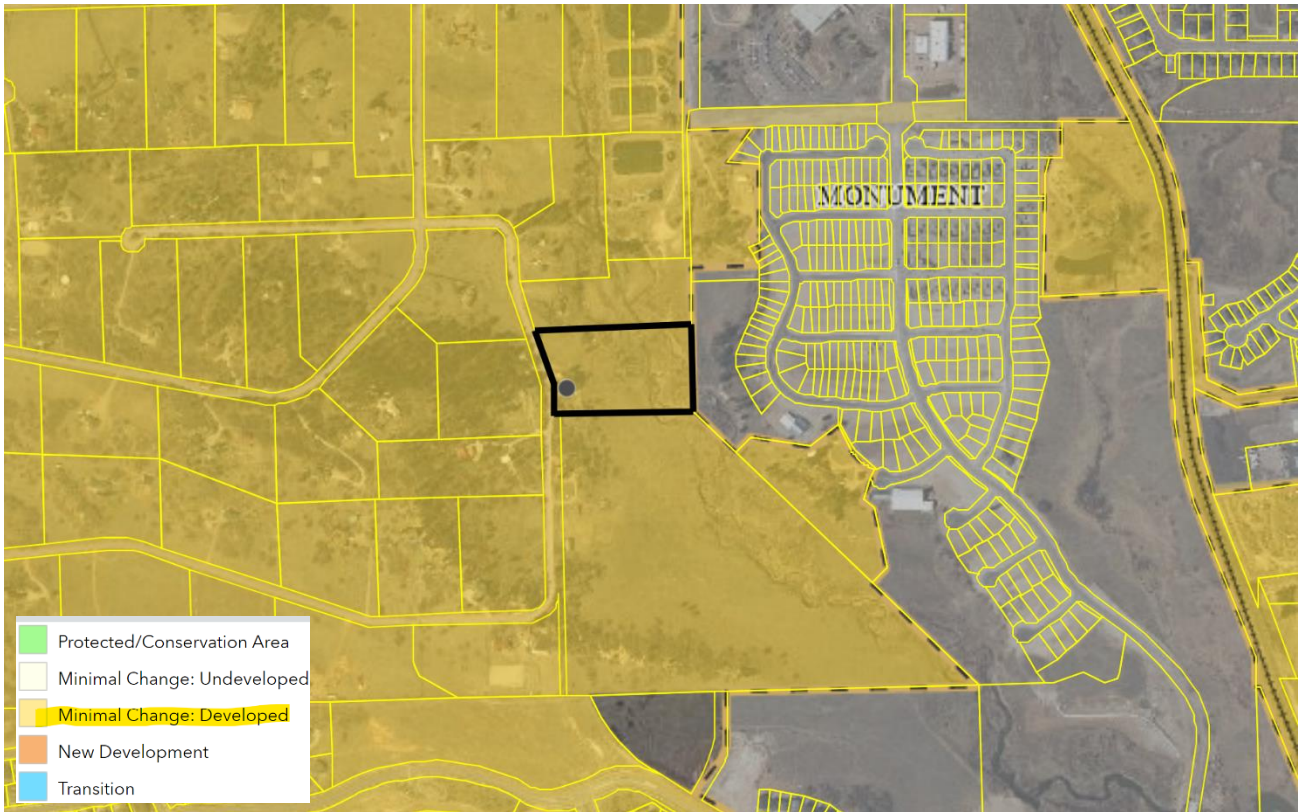
Map Series A

AL2321

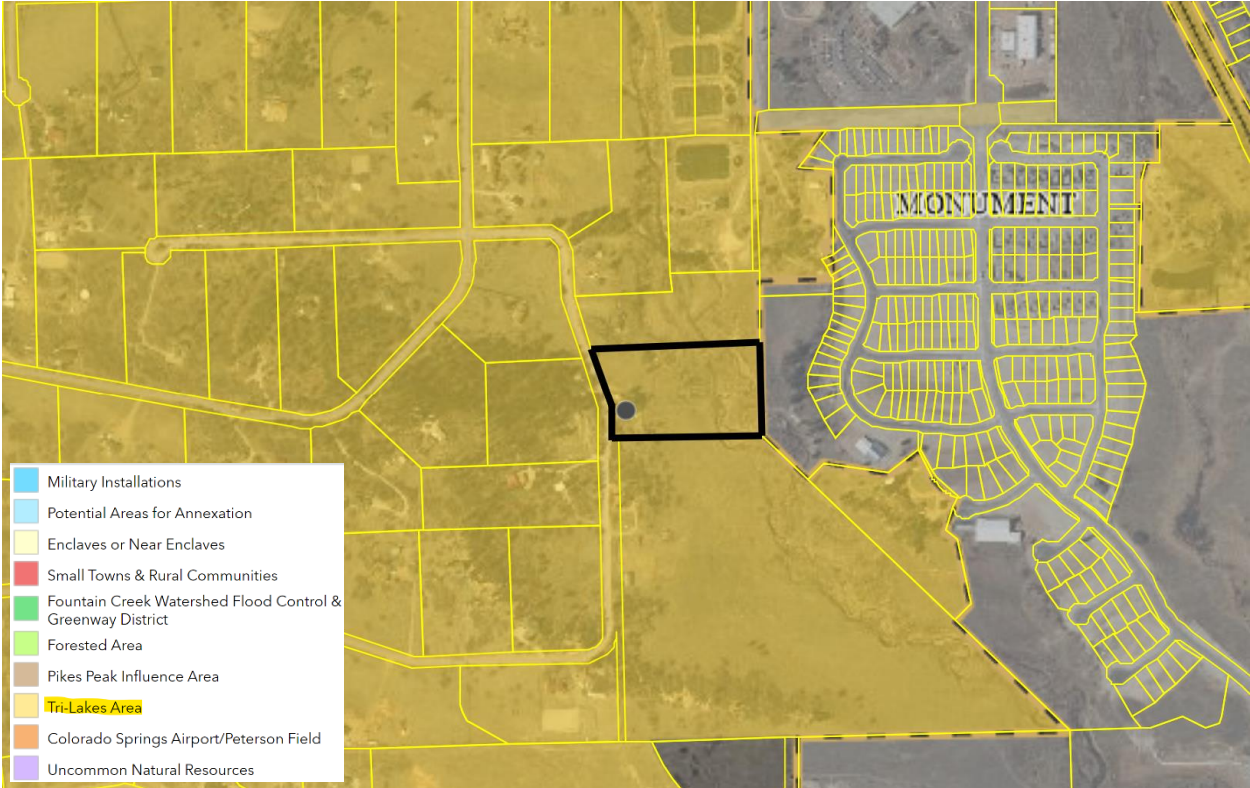
Placetype Map:



Area of Change Map:



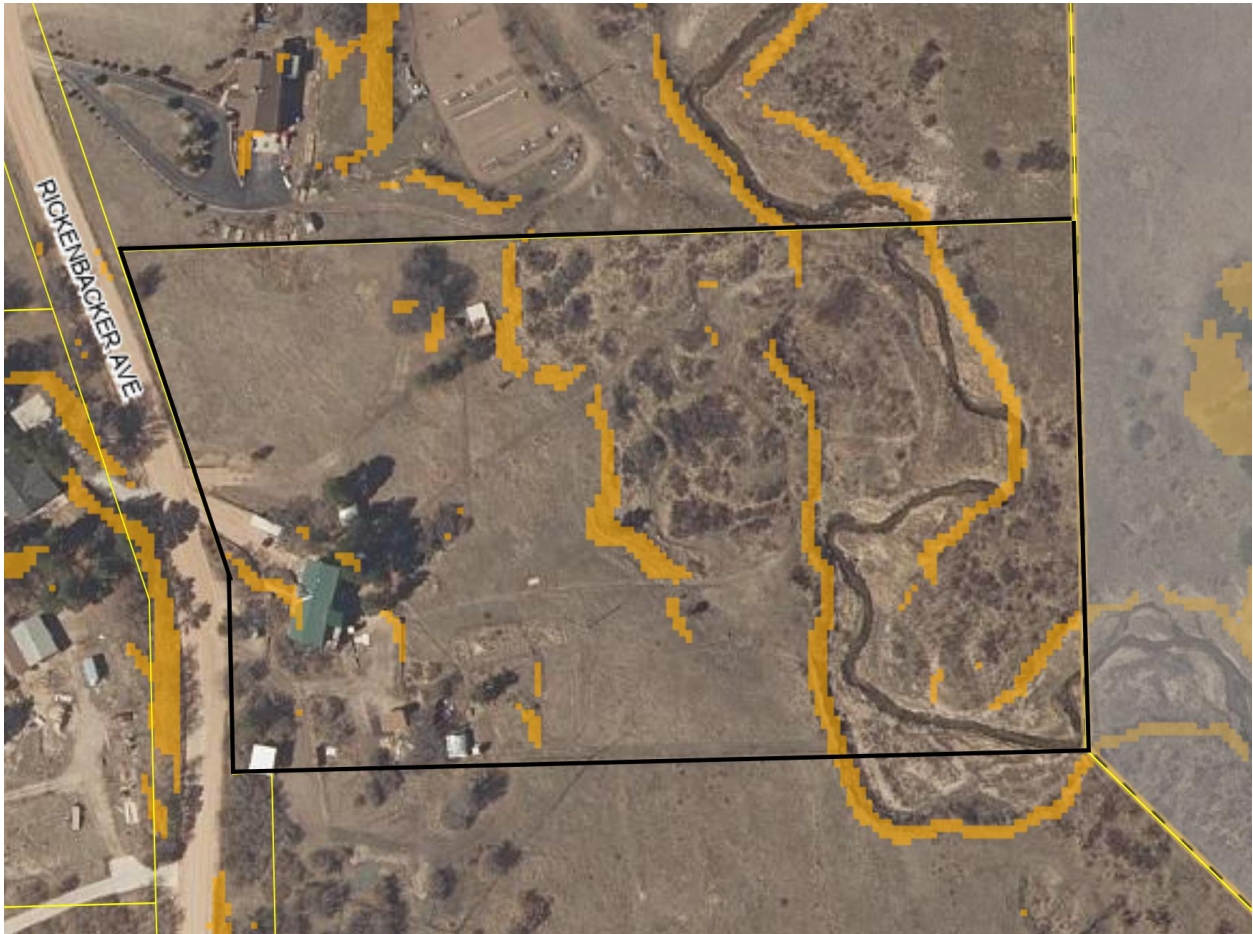
Key Areas Map:



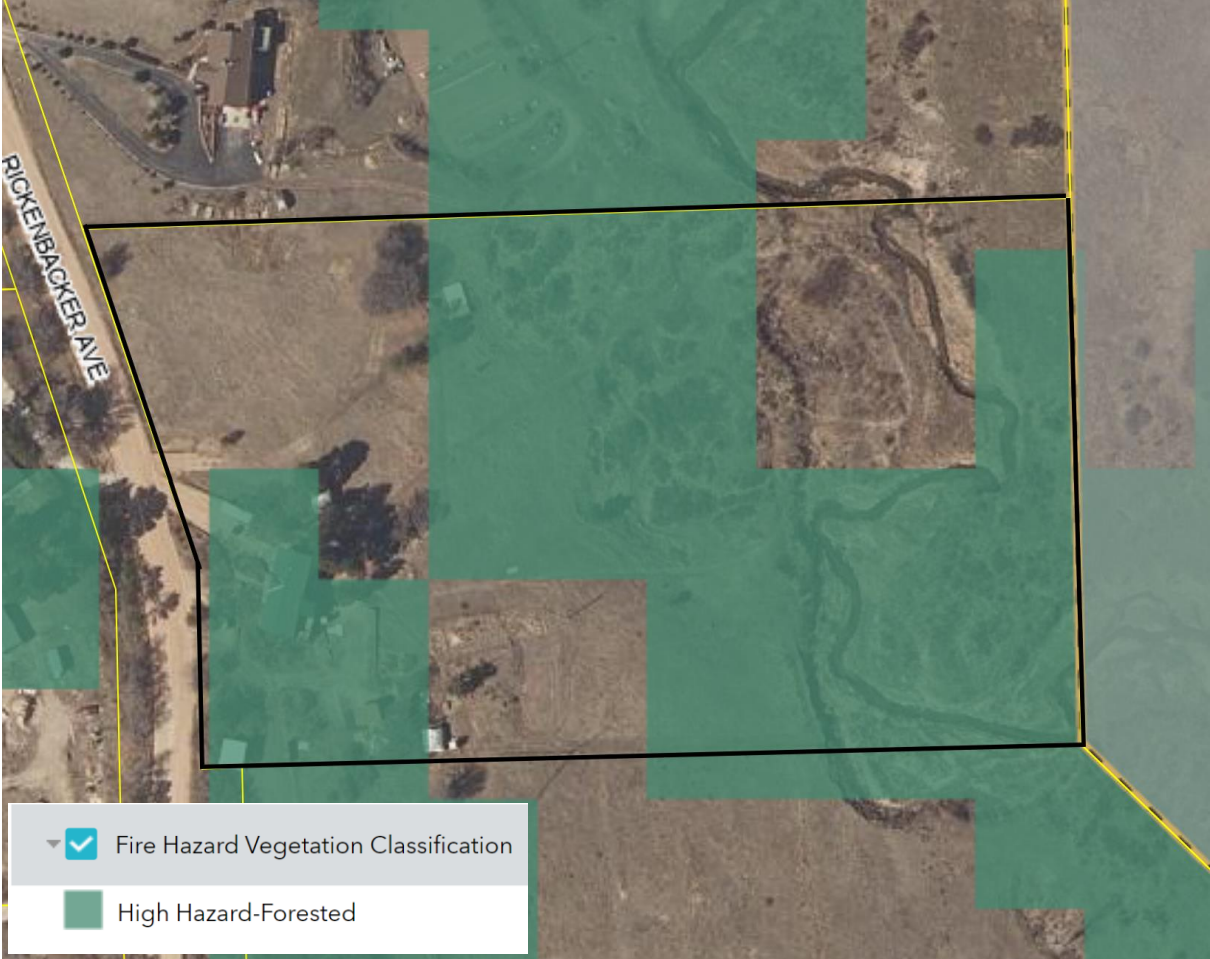
Map Series B

AL2321

Slope Map: (orange indicates 30% or greater slope at the property)



Fire Hazard Map:



Images of Property depicting slope:





Image depicting RV on site:



Monument Glamping I

Special Use Application

Letter of Intent



Proud Members

of the American Glamping Association



TRI-LAKES

CHAMBER OF COMMERCE
ECONOMIC DEVELOPMENT
VISITOR CENTER

March 3, 2024

PCD File No.: AL2321

VERTEX
Consulting Services

455 Pikes Peak Avenue, Suite 101
Colorado Springs, CO 80903-3672
719-733-8605

OWNER/APPLICANT: Chris and Wendy Jeub
16315 Rickenbacker Avenue
Monument, CO 80132
719-660-5781
chrisjeub@gmail.com

PLANNER: Vertex Consulting Services, LLC
455 E Pikes Peak Avenue, Suite 101
Colorado Springs, CO 80903
303-906-8800
craig.dossey@vertexc.com

PROPERTY ADDRESS: 16315 Rickenbacker Avenue
Monument, CO 80132

TAX SCHEDULE NO: 71270-01-011

ACREAGE: 6.44 acres

ZONING: RR-5 (Residential Rural)

PROJECT DESCRIPTION:

Monument Glamping I is an existing recreation camp located 0.13 miles southeast of the Rickenbacker Avenue and Doolittle Road intersection along the east side of Rickenbacker Avenue and is addressed as 18045 Highway 83, Colorado Springs, Colorado. A request for a special use for the recreation camp was approved administratively by the PCD Director on July 22, 2022 (PCD file no. AL223). The site plan associated with the special use identified eight (8) sites on the property, an existing residence, and a proposed agricultural barn. The plan also depicted the approximate location of a new onsite wastewater treatment system located outside of the boundaries of Monument Creek.

This request for approval of a special use is to allow for changes to an existing recreation camp. The changes are intended to address concerns that have been brought up regarding the use of non-tent structures at some of the recreation camp sites. The associated site plan depicts the additional of high-quality opaque screening as well as a more strategic layout of the overall recreation camp. Lastly, this application includes a request to increase the existing recreation camp from 8 to 12 sites (see included site plan) to help offset the costs associated with providing better site screening and to offer increased accommodations to travelers visiting the area.

Access to the property will continue to be from Rickenbacker Avenue and access to each of the camping sites will still occur via internal driveways. Most of the camping sites are/will be served by an onsite water distribution system utilizing a groundwater well and an onsite wastewater treatment system. Three of the sites located within the 100-year floodplain of Monument Creek cannot and will not be served by individual wastewater systems; therefore, visitors staying in those

locations will be required to use a community bathroom facility served by the onsite wastewater treatment facility. There is an existing single family residential dwelling on the property built in 1979 which is anticipated to remain.

SITE SIZE, TOPOGRAPHY, ZONING, AND LOCATION:

The 6.44-acre property, zoned RR-5 (Residential Rural), includes a variety of existing vegetation, including scrub oak, native grasses, and riparian species along Monument Creek, which meanders along the eastern portion of the property flowing from north to south. The property slopes considerably from west to east towards Monument Creek, which creates naturally secluded areas along the Creek that are generally not visible from Rickenbacker Avenue to the west. The property is surrounded on three sides by properties also zoned RR-5. Each of the RR-5 zoned properties adjacent to the Monument Glamping I site have been developed with a single-family residence. The other side (east) is adjacent to a new suburban residential neighborhood within the Town of Monument known as the Willow Springs development.

LAND DEVELOPMENT CODE ANALYSIS

Table 5-1 of the El Paso County Land Development Code identifies a “Recreation Camp” as being allowed in the RR-5 zoning district with approval of a special use. The Code also requires administrative approval of a site development plan prior to initiating the Recreation Camp land use.

Section 1.15 of the Land Development Code defines “Recreation Camp” as:

“A place used as a destination point for visitors, for vacationing or other recreational purposes which may include permanent structures and temporary facilities such as tents or yurts for the use of guests which facilities may contain cooking facilities and are used for temporary occupancy (not to exceed 30 consecutive days or a total of 90 days in 1 calendar year). This term shall not be interpreted to include hotels, motels, restaurants, and theaters but would include land uses commonly considered as campgrounds, dude ranches, resorts or retreats.”

The Monument Glamping I Recreation Camp is not proposed to include a hotel, motel, restaurant, or theater. Instead, the Recreation Camp is planned to offer temporary, over-night accommodations to customers visiting the site through the use of permanent and/or temporary facilities pursuant to the allowances provided in the definition of “Recreation Camp”.

Unlike a number of land uses requiring approval of a special use in certain zoning districts and compliance with “Use Specific Development Standards”, the Land Development Code does not include “Use Specific Development Standards” for a Recreation Camp. This means that the applicable review criteria for approving a Recreation Camp is limited to the seven (7) criteria listed in Section 5.3.2, Special Use, of the Code. The following paragraphs include the applicable criteria as well as a detailed analysis of how the Monument Glamping I Recreation Camp complies with each criteria.

Special Use Review Criteria #1: The special use is generally consistent with the applicable Master Plan

Chapter 1 of Your El Paso Master Plan (2021) states that the Plan is “general in nature-it cannot tackle every issue in sufficient detail to determine every type of necessary action.” In addition, Chapter 1 goes on to state that the Plan “is intended to provide clearer and more coordinated policy, resulting in a document that effectively communicates County goals and identifies specific actions to achieve both County-wide and local area objectives.” When taken together, these statements suggest that the Plan may only provide guidance on certain topics at a higher level, which is naturally inherent in comprehensive planning. They also suggest that topics that are on more of a micro level, such as where to locate new or unique land uses like Monument Glamping, may not be specifically addressed in the Plan. Recreation camps, glamping, and other similar land uses offering unique experiences associated with providing overnight accommodations are not specifically discussed in the Plan, but there are a number of goals and policies that provide higher level guidance on how the County views such uses. These goals and policies have been included and addressed in more detail in the following analysis.

Chapter 3 – Land Use

Chapter 3 of the County’s Master Plan includes many of the fundamental principles, goals, and recommendations for growth and development in El Paso County. A layered approach for evaluating new growth and development in the County established in the Plan. The approach includes assessing development and proposed land uses by first determining if it impacts or is impacted by a Key Area within the County. Second, the Plan identifies areas within the County based upon the likelihood of change, which ranges all the way from areas to be protected or conserved up to areas that are likely to experience new development, and everything in between. Finally, Chapter 3 includes a series of Placetypes that are intended to capture the character of an area, both as it exists today and as it is intended to function in the foreseeable future. The following is an analysis of the proposed Monument Glamping I recreation camp pursuant to each of the land use assessment “layers” included in Chapter 3:

Key Area Analysis: “Tri-Lakes”

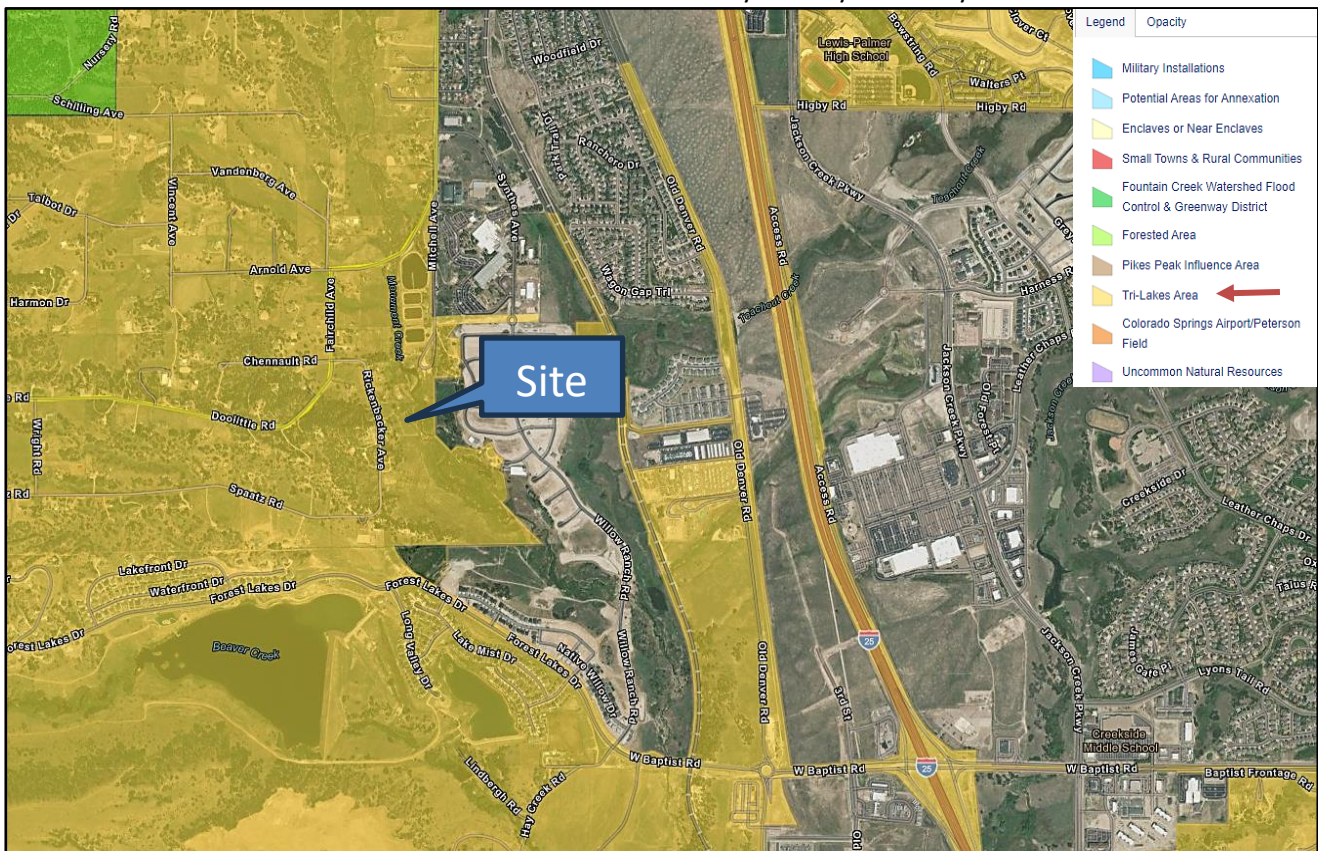
The property is located within the Tri-Lakes Key Area. The Plan describes the key area as follows:

“Tri-Lakes is the northern gateway into the County along Interstate 25 and Highway 83. It is situated between Pike National Forest, the United States Air Force Academy, and Black Forest. With significant suburban development and some mixed-use development, this Key Area supports the commercial needs of many of the residents in northern El Paso County. Tri-Lakes also serves as a place of residence for many who commute to work in the Denver Metropolitan Area. It is also an activity and entertainment center with the three lakes

(Monument Lake, Woodmoor Lake, and Palmer Lake) that comprise its namesake and direct access to the national forest. Tri-Lakes is the most well-established community in the northern part of the County with a mixture of housing options, easy access to necessary commercial goods and services, and a variety of entertainment opportunities. Future development in this area should align with the existing character and strengthen the residential, **commercial**, employment, **and entertainment opportunities** in the adjacent communities of Monument, Palmer Lake, and Woodmoor.” (emphasis added)

The Key Area recommends that additional entertainment opportunities be allowed within the key area. The proposed recreation camp use is consistent with the Master Plan as a compatible commercial use that supports the local tourism industry while providing low-intensity, nature-based entertainment. The Recreation Camp land use was already determined to be consistent with the rural residential character of the RR-5 zoning district when it was designated as a special use in the Land Development Code. The significance of that designation cannot be understated since special uses are commonly considered to be those land uses that the County has already determined to be compatible with the underlying zoning of the property but which may require additional County review due to potential impacts.

Master Plan Exhibit: El Paso County GIS Key Areas Layer



Area of Change Analysis: “Minimal Change: Developed”

The Monument Glamping site is located within the “Minimal Change: Developed” Area of Change within the Plan. Page 21 of the Plan characterizes areas of “Minimal Change: Developed” by stating:

“These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but **may include isolated pockets of vacant or underutilized land**. These key sites are likely to see more intense infill development with **a mix of uses and scale of redevelopment** that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense suburban scale. **Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.**” (emphasis added)

Master Plan Exhibit: El Paso County GIS Areas of Change Layer



There is an existing single-family residential dwelling located on the property. The dwelling was constructed in 1979 and is proposed to remain. There are existing single family residential dwellings located on the adjacent lots to the north (5.01 acres), south (39.58 acres), and across Rickenbacker Avenue to the west (4.96 acres). To the east is the Willow Springs Ranch suburban

residential developed within the Town of Monument. Lots within the Willow Springs development are almost exclusively at sizes less than one-quarter (1/4) of an acre, with many as small as one-eighth (1/8) of an acre. Additional suburban residential development continues to occur approximately one-third (1/3) of a mile to the south and southwest within the Forest Lakes development (located in unincorporated El Paso County). The adjacent and nearby suburban residential development continues to creep closer and closer to this area of the County. The limiting factor to additional urban level development occurring in this area, at least to this point, is the availability of central services, particularly water and wastewater.

However, the potential still remains that many of the lots and parcels in the area, including the subject property, could develop or redevelop if the infrastructure needed to provide such services is extended. When looking at the overall area and the inherent need to provide a logical transition between the urban and rural areas, it seems to make sense to champion the Monument Creek drainage as a natural buffer between the varying areas of development. By proposing a minor expansion of the recreation camp on the property from 8 sites to 12 sites, the owners will continue to maintain a low-impact nature-based use of the property while still remaining consistent with the rural character of the area.

Monument Glamping I will provide an ideal land use transition between the more rural large lot residential area to the west and the suburban residential development in the Town of Monument to the east. The very nature of the recreation camp as a low impact outdoors-based business will continue to help support the County's goal of attracting and accommodating the traveling public who visit the more populated cities in the County while still retaining the rural character that is shared amongst so many of the properties located west of Monument Creek.

The low intensity, rural nature of the Monument Glamping I recreation camp will limit the amount of change on the subject property while still providing for a much-needed land use transition between the urban level development located just east of Monument Creek and the more rural areas in unincorporated El Paso County.

Placetype Analysis: Large-Lot Residential

The property is within the Large-Lot Residential Placetype which includes single-family detached residential as the "Primary" land use. The single-family residential recommendation is consistent with the existing residence on the subject property and the adjacent residential properties. The character of this particular area having the Large-Lot Residential Placetype designation is discussed in more detail below.

PLACETYPE: LARGE-LOT RESIDENTIAL

The Large-Lot Residential placetype supports the rural character of the County while providing for unique and desirable neighborhoods.

Character

The Large-Lot Residential placetype consists almost entirely of residential development and acts as the transition between placetypes. Development in this placetype typically consists of single-family homes occupying lots of 2.5 acres or more, and are generally large and dispersed throughout the area so as to preserve a rural aesthetic. The Large-Lot Residential placetype generally supports accessory dwelling units as well. Even with the physical separation of homes, this placetype still fosters a sense of community and is more connected and less remote than Rural areas. Large-Lot Residential neighborhoods typically rely on well and septic, but some developments may be served by central water and wastewater utilities. If central water and wastewater can be provided, then lots sized less than 2.5 acres could be allowed if: 1.) the overall density is at least 2.5 acres/lot, 2.) the design for development incorporates conservation of open space, and 3.) it is compatible with the character of existing developed areas.

Conservation design (or clustered development) should routinely be considered for new development within the Large-Lot Residential placetype to provide for a similar level of development density as existing large-lot areas while maximizing the preservation of contiguous areas of open space and the protection of environmental features. While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.

Land Uses

Primary

- Single-family Detached Residential (typically 2.5-acre lots or larger)

Supporting

- Parks/Open Space
- Commercial Retail (Limited)
- Commercial Service (Limited)
- Agriculture

In addition to detached single-family residential as the “Primary” land use, the Large-Lot Residential Placetype also includes a number of “Supporting” land uses, including parks and open space, agricultural, **limited commercial retail, and limited commercial service uses**. The proposed Monument Glamping I Recreation Camp qualifies as a supporting limited commercial service land use. Monument Glamping I is planned to support many of the tourism goals and policies in the Master Plan by providing a low-intensity commercial service (lodging) while still preserving the rural aesthetic that is a keystone character component of the Large-Lot Residential Placetype. The “Character” description of the Placetype concludes by stating:

“While the Large-Lot Residential placetype is defined by a clear set of characteristics, the different large-lot areas that exist throughout the County can exhibit their own unique characters based on geography and landscape.”

The subject property certainly exhibits unique characteristics including the slope of the property from front to back, the natural features along the western boundary between the recreation camp and urban level development in the Town of Monument, and the overall rural nature of the property and the overall general area. The unique transitional value of Monument Glamping I as a rural commercial service land use situated between urban development in the Town of Monument and nearby large lot residential neighborhood in the County allows each area to maintain their existing/developing character despite there being an otherwise abrupt urban/rural interface. Relying on commercial service uses as a transitional land use is not always going to be appropriate within the Large Lot Residential Placetype, but it is uniquely appropriate in this instance given the rural nature of the recreation camp.

Placetype Analysis: Adjacent Incorporated Area

One of the Specific Strategies outlined in the Land Use Chapter of the Master Plan is identified on p. 148. The strategy addresses the issue of land use compatibility in the instance where a property is between, or perhaps on the periphery, of two Placetypes. The strategy calls for the County to:

“Ensure appropriate density and use transitions for new development that occurs between differing placetypes.”

As discussed above, the Monument Glamping I site is located within the boundaries of the Large Lot Residential Placetype; however, it shares its eastern property line with property included within the Incorporated Area Placetype. A casual reading of the text above may indicate that land use allowances and character transition between the two placetypes would only apply to residential uses. However, the language is not that specific and even leaves the conversation open to the more general notion of “differing placetypes” which include both primary and supporting land uses, such as commercial service uses, like Monument Glamping I. Allowing a nature-based, low intensity non-residential use like Monument Glamping I to serve as the de facto transition between more intense urban level development in the Town of Monument and less intense rural development in the County will ensure a much-needed land use intensity transition. The transition will also create an open space buffer, which in this case is the Monument Creek drainageway, while limiting the amount of physical development of the property as compared to other transition areas in the County along municipal boundaries where the land uses intensity transition is often very abrupt and aesthetically disjointed.

Since hospitality and facilities providing overnight accommodations are service-based commercial uses, it is logical to conclude that the Monument Glamping I recreation camp is consistent with both the Large Lot Residential Placetype as well as the Incorporate Area Placetype.

INCORPORATED AREAS

Incorporated Areas are the lands within the boundaries of the eight incorporated cities and towns in El Paso County, the largest of which is the City of Colorado Springs, and the smallest of which is the Town of Ramah in the northeast corner of the County. While the Master Plan will not address new land use and development in these incorporated municipalities, coordination with them will be critical to establishing the placetypes in the unincorporated areas of El Paso County.

Where municipalities border unincorporated Urban placetypes, land uses and infrastructure may be similar. Typically the unincorporated areas provide housing options for residents who work in the incorporated municipalities. As development occurs in unincorporated areas that are directly adjacent incorporated municipalities annexation should be considered. In certain cases, a municipality may own land outside of its contiguous boundary, which is typically used for parks, open space, or utility services.

Placetype Analysis: Summary

Goal LU3 of the Master Plan states that the County should “Encourage a range of development types to support a variety of land uses.” Having low impact, nature-based commercial service land use such as Monument Glamping I located adjacent to incorporated municipalities is supported by this goal, which can be even further enhanced due to the lack of negative impacts experienced between the varied land uses.

For this reason, and the many other reasons stated above, the Monument Glamping I recreation camp should be found to be compatible with the Large Lot Residential and Incorporated Areas Placetypes, Chapter 3, and the Master Plan as a whole.

Chapter 5 – Economic Development

This chapter of Your El Paso Master Plan focuses on strengthening El Paso County’s overall economy “through business collaboration, workforce expansion, and ***new development.***” (emphasis added) “New development” is generally defined by Goal 3.1, which encourages the County to “**Recruit new businesses and spur the development of growing sectors.**”

Perhaps one of the fastest growing, and most consistent, sectors of the local economy is tourism and hospitality. Evidence of this can be seen along many of the major roadway corridors as more and more hotels and tourist destinations are being approved and constructed. Immediate access to national forests and state parks, the Air Force Academy and the other four military installations in El Paso County, as well as the Olympic Museum, Training Facility, and Headquarters generate significant tourism in the region year in and year out. As tourism continues to grow and new industries take shape in the County there will be an ever-increasing need for additional facilities providing overnight accommodations throughout the County. The Monument Glamping I recreation camp will continue to enhance the County’s hospitality inventory while still providing a unique, nature-based experience for visitors that is not commonly found when staying overnight in traditional hotels and motels.

Under the “Business Development” section of Chapter 5, the Plan specifically highlights the importance of small businesses in the County. This section includes language that overwhelmingly supports small entrepreneurial businesses like Monument Glamping I, including the statement on page 73 of the Plan:

“[T]he County should actively support initial efforts to support entrepreneurs and small, new-business startups.”

The success of Monument Glamping I is directly in line with the fundamental goal of the tourism policies of the Plan. Small start-up companies like Monument Glamping I, which have endured the formative years of being in operation and have proven to be successful enough to plan for and invest in their own expansion, are the posterchildren for the County’s desire to support the local

tourism industry. Therefore, approval of a special use to allow for minimal expansion of the existing recreation camp is the most appropriate method by which the County can “actively support” the entrepreneurial efforts of Monument Glamping I. Niche experiences like those that are offered at Monument Glamping I are becoming part of the fabric of a healthy tourism industry, both locally as well as on a nationwide scale, and they should continue to be supported County-wide.

Chapter 10 – Recreation and Tourism

In addition to being consistent with the provisions of Chapter 3 – Land Use of the County Master Plan, the proposed Monument Glamping I recreation camp will overwhelmingly support many of the goals and policies include in Chapter 10 – Recreation and Tourism. The Core Principle for this Chapter is to “**Maintain and expand the County’s recreation and tourism options.**” (emphasis added)

The general “Tourism” section located on page 120 of Your El Paso Master Plan identifies that “**Millions of people visit El Paso County each year**” and according to Visit Colorado Springs approximately \$2.25 billion dollars were spent by tourists in the area in 2018 alone. The significant economic impact of tourism to the Pikes Peak region cannot be understated, particularly as other areas of the Country have struggled through the pandemic and the most recent recession. Those are some the reasons why El Paso County has placed a high level of importance on fostering and expanding the local tourism industry whenever possible. This has traditionally included embracing new methods of providing overnight accommodations for tourists, such as through the adoption of the County’s revised Land Development Code allowing for tiny houses on individual lots and within RV Parks, or through approval of numerous bed and breakfast establishments and recreation camps throughout the County.

Monument Glamping I represents the next best step for El Paso County in allowing the free market to create new, fresh, and unique experiences for visitors spending time in the region. The camp will continue to support so many of the County’s goals aimed at further expanding the tourism industry without creating undue or unmitigated negative impacts on existing land uses. This type of “win-win” scenario strikes a unique land use balance in a rapidly growing area of the County that is not seen in other growing communities or with respect to many other land uses.

In addition to the recommendations discussed above, Chapter 10 also includes the following goal and specific strategies in support of enhancing tourism in the County:

Goal RT1: Support high-quality, sustainable outdoor recreation as a key amenity for residents and visitors.

Goal RT3. Explore projects, programs, and initiatives for enhancing tourism in unincorporated areas.

Monument Glamping I offers “front porch access” to outdoor recreation for visitors to the site. It is also strategically located in close proximity to a number of outdoor amenities, such as Monument Lake, Palmer Lake, Fox Run Regional Park, Black Forest Regional Park, numerous open space areas in El Paso and Douglas Counties, as well as being only a short drive from Pike National Forest.

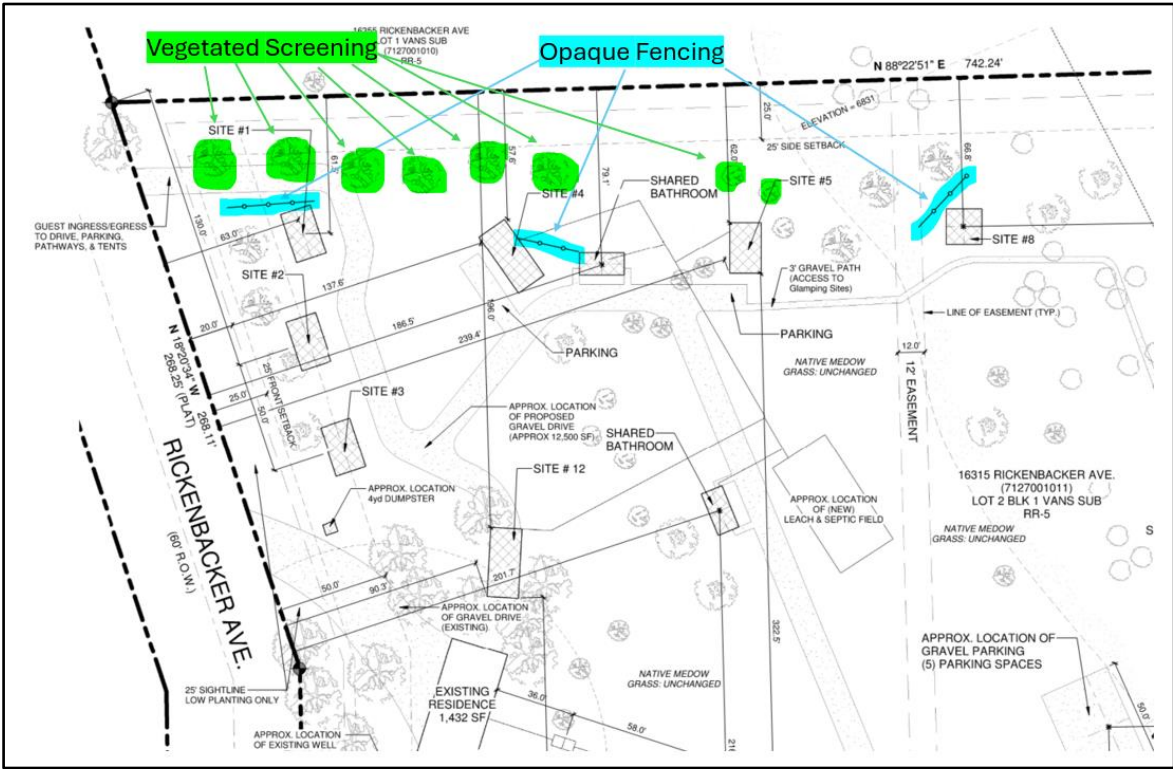
Special Use Review Criteria #2: The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area.

A determination of compatibility is uniquely subjective to the reviewer, particularly with respect to land use. While most of the immediate area remains predominately residential, the urban-level encroachment of the Town on Monument into the area, along with several nearby limited commercial service land uses, suggests that such limited commercial service uses can operate in harmony with surrounding residential uses. This is a dynamic that has been identified and championed throughout the County’s Master Plan, including throughout most of the residential placetypes.

One of the bases for championing the thoughtful integration of limited commercial uses in the Large-Lot Residential Placetype hinges upon whether the proposed commercial use can fit into the form and function of the greater residential area. A lot of discussion has been provided above specific to how Monument Glamping I will fit the general land use function of the area. In addition, however, the proposed recreation camp will fit nicely into the form of the area as it will provide a transition from a more density built environment in the Town of Monument to a more rural, less dense built environment in the County.

The subject property is heavily vegetated along the western and eastern portions of the property, with the middle portion being sloped and moderately vegetated. Four of the sites depicted on the special use site plan are located towards the northern end of the property. The applicant is proposing to utilize a combination of vegetation and opaque fencing to screen these four sights from view from the adjacent property to the north. Several of the sites located more internal to the property have been strategically located so that they can also be screened by the proposed opaque fencing.

The remaining sites are located at a significant distance from existing adjacent residences and/or can be fully or partially screened by vegetation on the property or as a result of the substantial change in topography of the property as it slopes from west to east towards Monument Creek.



Below are photos taken from internal locations on the property showing the substantial existing vegetation, slope, and site setbacks from the respective property lines:



View: Looking west to east along the northern property line (fence)



View: Looking north from Site No. 5 towards northern property line (fence)



View: Looking east towards Site No. 8, Monument Creek, and Town of Monument development



View: Looking north along Monument Creek showing grade change and vegetated buffer



View: Looking southeast along Monument Creek towards the Town of Monument development



View: Looking south towards Site No. 7 (with existing opaque fencing) and the southern property line (located beyond vegetation)



View: Looking west towards Site No. 11 and Rickenbacker Avenue (located beyond vegetation)



View: Looking south from Site No. 11 toward property line and adjacent residence (located beyond vegetation)

Special Use Review Criteria #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.*

The recreation camp, as it exists today and as it is planned to operate with the requested expansion, does not utilize public or quasi-public (e.g., metropolitan district) water or wastewater services. Instead, the camp will continue to be served by an onsite well, permitted with the State of Colorado, and an onsite septic system, permitted with El Paso County Public Health. The projected traffic generated as a result of the proposed expansion of the camp from 8 sites to 12 sites is anticipated to be minimal. El Paso County engineering review staff has not expressed any concerns regarding impacts associated with the minor increase in vehicular trips. An access permit for a second driveway will be submitted concurrent with the site development plan.

In the case of an emergency, fire and ambulance response vehicles will be able to access the 8 existing and 4 proposed sites 12 via Rickenbacker Avenue and onsite internal driveways.

The proposed recreation camp will not burden or even rely on any other public services. No additional public facilities are being required by any of the services providers as a result of this application.

Special Use Review Criteria #4: *The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access.*

The existing recreation camp takes access from Rickenbacker Avenue. Expansion of the recreation camp from 8 sites to 12 sites is not anticipated to create unmitigated traffic congestion or cause the need for roadway improvements. The traffic study was not required by the County as part of the special use application for expansion of the existing recreation camp, which indicates that the anticipated traffic associated with adding four (4) sites to the camp is minimal. The owner paid the road impact fee at the time of the original special use approval. The owner will pay the road impact fee for the additional 4 sites at the time of the site development plan.

A traffic impact study is not required pursuant to ECM Appendix B, ECM Chapters 1.6 and 1.16 as the proposed special use will not result in traffic in excess of 100 ADT or 10 trips at the peak hour, there are no additional minor or major roadways being proposed, there will be no change in the type of traffic to be generated, the subdivision will not result in a change to the LOS for Rickenbacker Avenue, and there is no proposed access onto a State Highway. The ITE identifies that a campground/recreational vehicle park is anticipated to generate 2.7 trips per site in a 24 hour period. The special use is anticipated to result in an average of 32.4 additional trips per day.

Special Use Review Criteria #5: *The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution.*

The applicant has adequate decreed water rights to provide service to the 12 sites proposed as part of the recreation camp as well as enough to continue serving the existing single-family residence. Any requirements by the State of Colorado specific to the decreed water rights or well permitting will be adhered to by the applicant.

The applicant acknowledges and accepts that additional onsite wastewater treatment systems or an expansion of the existing system may be required to serve the expanded recreation camp. The applicant has already begun the process of working with El Paso County Public Health to obtain approval to treat the increased wastewater volume associated with the additional four (4) sites through an onsite wastewater treatment system (OWTS).

The proposed Monument Glamping I recreation camp is not anticipated to create air, water, light, or noise pollution that would otherwise violate any local, state, or federal laws or regulations. County staff has not identified any such potential impacts as result of the proposed recreation camp; therefore, no impact mitigation measures have been discussed or requested.

Special Use Review Criteria #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.*

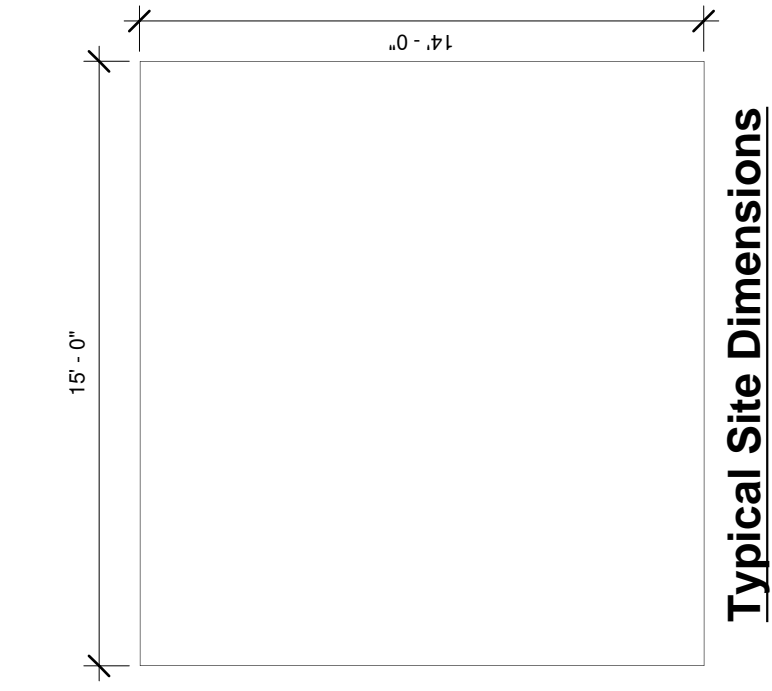
El Paso County reviewing staff has not identified any potential detrimental impacts that may be caused as a result of operating the proposed recreation camp. The camp will be served by an onsite groundwater well permitted by the State of Colorado pursuant to existing groundwater decrees. All wastewater generated by the use will be appropriately treated via an onsite wastewater treatment system permitted with El Paso County Public Health. As discussed above, safe vehicular access can be achieved via existing access to Rickenbacker Avenue and onsite driveways. The camp is not anticipated to create any negative nuisance-type impacts to present or future residents due to lighting, noise, or odor.

Special Use Review Criteria #6: *The special use conforms or will conform to all other applicable County rules, regulations or ordinances.*

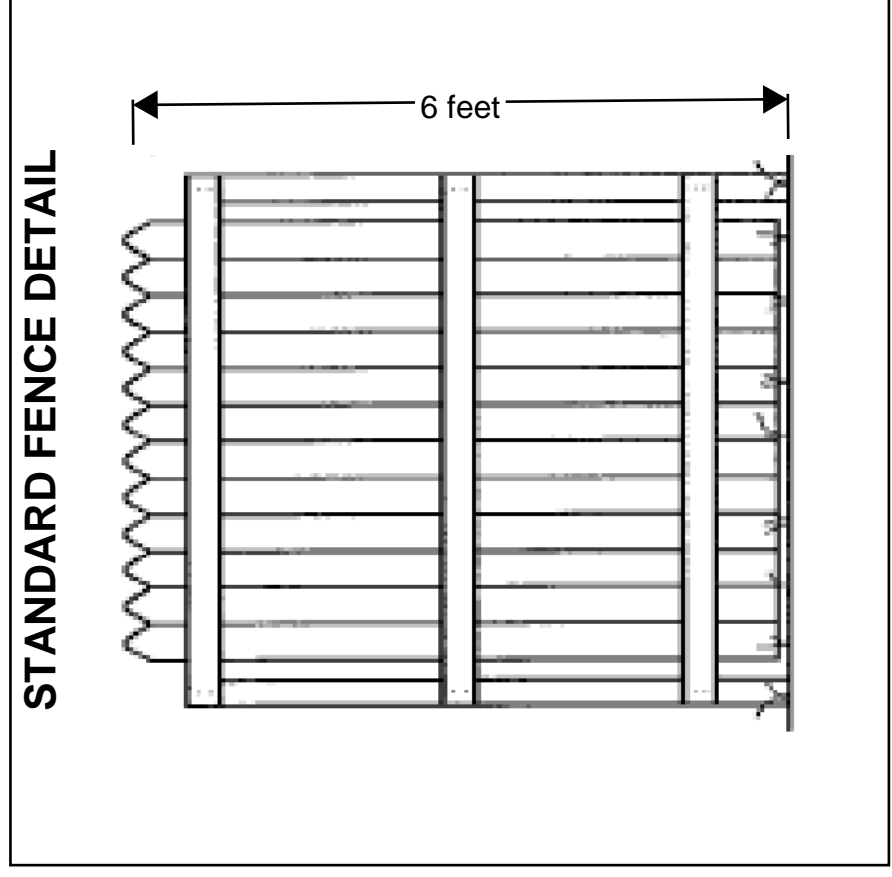
The special use meets all rules and regulations included within the El Paso County Land Development Code. An amended site development plan will be submitted (if required by the County), demonstrating compliance with all applicable sections of the Land Development Code and Engineering Criteria Manual.

FUTURE SITE DEVELOPMENT PLAN:

A site development plan will be required as a condition of approval if the special use is approved. the site development plan application will include a detailed plan identifying the roadway width and surface type, detail regarding total area of disturbance, drainage analysis, detailed screening and landscape plans, parking plan, etc. The purpose of the site development plan process is for County staff to complete a detailed review of the specific property improvements to determine compliance with the non-subjective aspects of the County regulations.



Typical Site Dimensions



STANDARD FENCE DETAIL

LANDSCAPING INFORMATION:

- NOTES:**
- LANDSCAPING SHOULD BE CAREFULLY MANAGED TO MINIMIZE IRRIGATION. IRRIGATION SHOULD BE LIMITED TO THE MINIMUM AMOUNT NECESSARY TO MAINTAIN PLANT HEALTH.
 - APPLICATION OF MORE WATER WILL INCREASE LIKELIHOOD OF SLAB AND FOUNDATION MOVEMENT AND ASSOCIATED DAMAGE.
 - LANDSCAPING AREAS SHOULD BE ADEQUATELY WATERED TO PREVENT DRAINAGE PROBLEMS.
 - BUILDING AND IMPROVEMENTS, AREA DRAINS CAN BE USED TO DRAIN AREAS THAT CANNOT BE PROVIDED WITH ADEQUATE SLOPE.
 - SOIL IS A NATURAL, SILTY TO SANDY. TOPSOIL RATIO OF 15:1 FILL TO SOIL. FILL SOILS AT A RATIO OF 15:1 FILL TO SOIL. FILL SOILS AT A RATIO OF 15:1 FILL TO SOIL.
 - ALL PROPOSED PLANT QUANTITY AND SHOULD BE CONFIRMED BY INSTALLER BEFORE PLANTING.
 - ALL ROCK WILL HAVE COMMERCIAL GRADE LANDSCAPE FABRIC UNDERNEATH.
 - ALL WOOD MULCH AREAS WILL BE APPLIED A MINIMUM OF 4" THICK WITH NO LANDSCAPE FABRIC UNDERNEATH.
 - ALL PLANTINGS WILL BE ON AN IN-GROUND IRRIGATION SYSTEM SO THAT ALL PLANTS WILL BE ADEQUATELY WATERED.
- SCREENING PLANTING:**
- FRONTAGE ROAD - 417 LF
 - TREES REQUIRED / PROVIDED - 14 / 14 TREES
 - ADJACENT PROPERTY FRONTAGE - 560 LF
 - ADJACENT PROPERTY SCREENING - 374 / 380 LF
 - REQUIRED / PROVIDED
- INTERNAL PLANTING:**
- NET SITE AREA - 266,808 SF
 - MINIMUM INTERNAL AREA - 5.0%
 - INTERNAL TREES - 13,290 / 25,300 SF
 - INTERNAL TREES - 530 / 185
 - REQUIRED / PROVIDED

VEGETATION SYMBOLS:

- EXISTING PINES
- EXISTING UPRIGHT JUNIPERS
- EXISTING GAMBLE OAK CLUSTER (5-8 TREES PER)
- NEW AUSTRIAN PINE
- NEW CURLY LEAF MAHOGANY
- NEW HACKBERRY
- 6 Privacy Fence

OWNER INFORMATION:

NAME: CHRISTOPHER JEBB
WENDY JEBB

ADDRESS: 16315 RICKENBACKER AVE.
MONUMENT, CO 80132

PHONE: (719) 660-5781

EMAIL: chrjebba@gmail.com

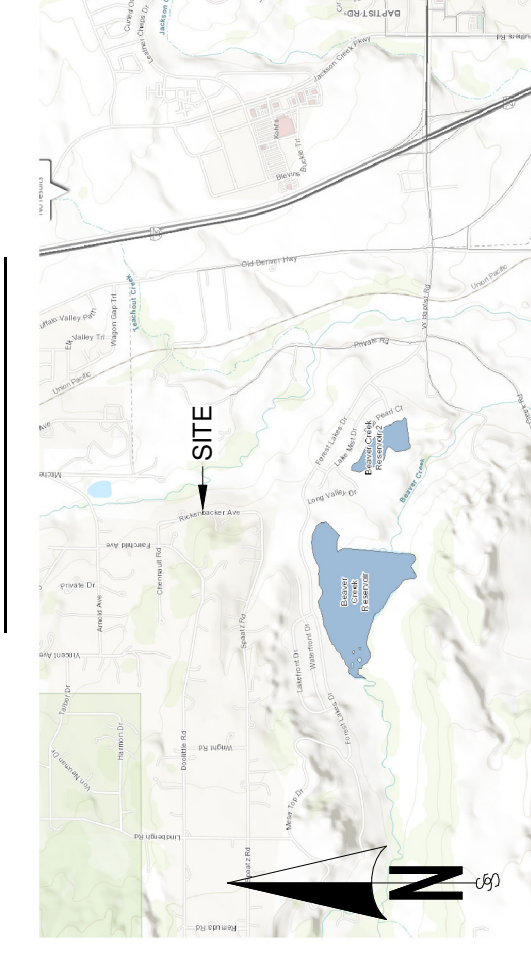
GUEST INFORMATION:

SIGNAGE: 6"x24" DESIGNATION SIGNS PROVIDED

PARKING ACCESS ROAD: INGRESS/EGRESS OFF EXISTING DRIVE

TENT ACCESS: GRAVEL PATH PER PLAN

VICINITY MAP:



SITE INFORMATION:

ADDRESS: 16315 RICKENBACKER AVE.
MONUMENT, CO 80132

LEGAL: LOT 2 BLK 1 VANS SUB

OWNER: CHRISTOPHER JEBB
WENDY JEBB

SITE DATA

LOT SIZE = 280,626.4 SQ FT

BUILDING FOOTPRINT: 1,432 SQ FT

EXISTING RESIDENCE: 1,432 SQ FT

PROPOSED SHARED BATHROOM: 2,520 SQ FT

PROPOSED BATHROOMS: 210 SQ FT

TOTAL: 4,662 SQ FT

LOT COVERAGE = 1.7%

OPEN SPACE = 98.3%

IMPERMEABLE SPACE = 1.7%

ZONING = RR-5

PLAT No. = 8851

PARCEL ID = 7127001011

PROPOSED STRUCTURES & ELEMENTS:

PROPOSED SHARED BATHROOM = 12

PROPOSED BATHROOM = 4

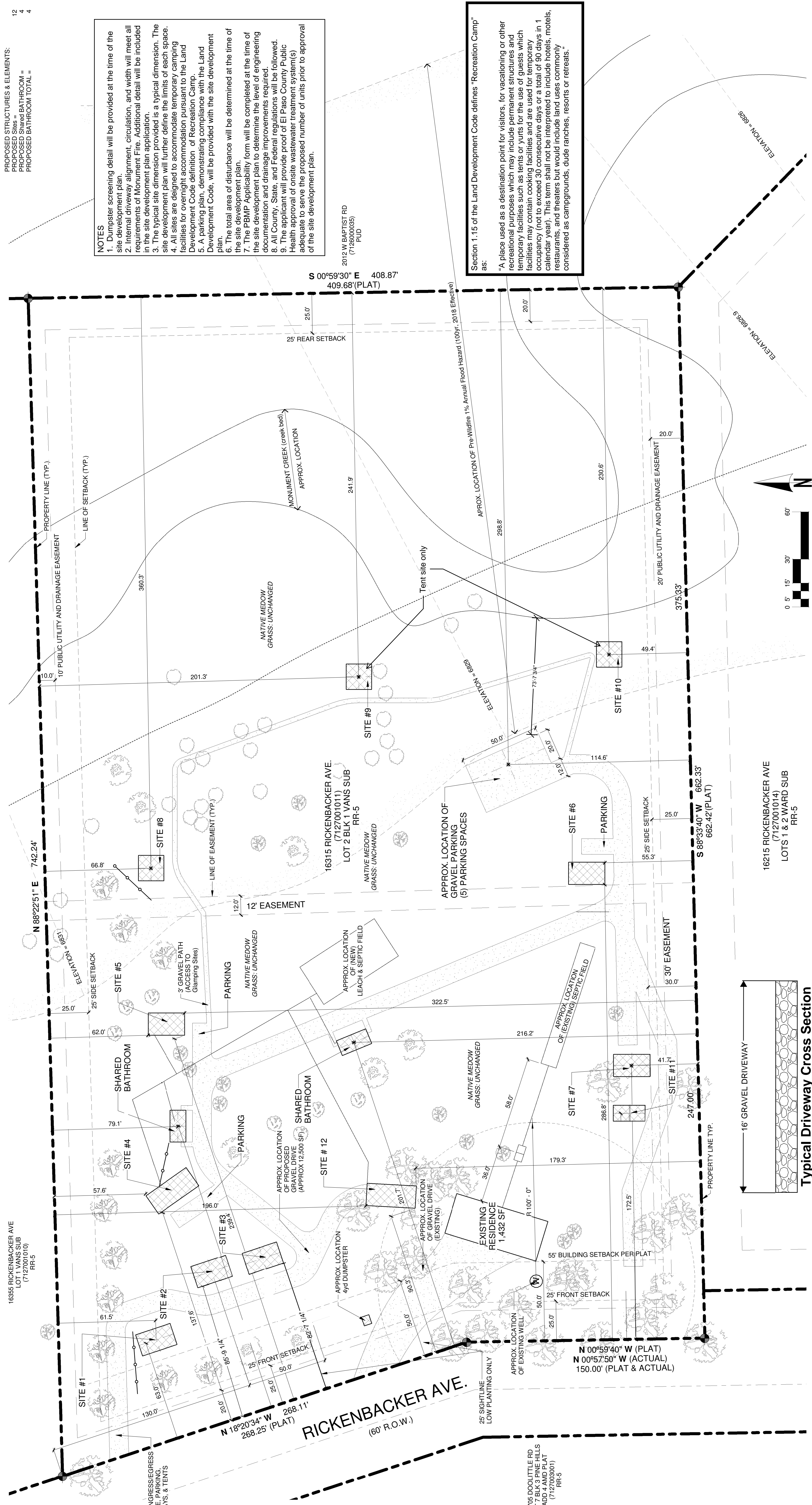
PROPOSED BATHROOM TOTAL = 4

NOTES

- Dumpster screening detail will be provided at the time of the site development plan.
- Internal driveway alignment, circulation, and width will meet all requirements of Monument Fire. Additional detail will be included in the site development plan application.
- The typical site dimension provided is a typical dimension. The site development plan will further define the limits of each space.
- All sites are designed to accommodate temporary camping facilities for overnight accommodation pursuant to the Land Development Code definition of Recreation Camp.
- A parking plan, demonstrating compliance with the Land Development Code, will be provided with the site development plan.
- The total area of disturbance will be determined at the time of the site development plan.
- The PBMP Applicability form will be completed at the time of the site development plan to determine the level of engineering documentation and drainage improvements required.
- All County, State, and Federal regulations will be followed.
- The applicant will provide proof of El Paso County Public Health approval of onsite wastewater treatment system(s) adequate to serve the proposed number of units prior to approval of the site development plan.

Section 1.15 of the Land Development Code defines "Recreation Camp" as:

"A place used as a destination point for visitors, for vacationing or other recreational purposes which may include permanent structures and temporary facilities such as tents or yurts for the use of guests which facilities may contain cooking facilities and are used for temporary occupancy (not to exceed 30 consecutive days or a total of 90 days in 1 calendar year). This term shall not be interpreted to include hotels, motels, restaurants, and theaters but would include land uses commonly considered as campgrounds, dude ranches, resorts or retreats."



Typical Driveway Cross Section

Ashlyn Mathy

From: hinton_arlene <hinton_arlene@yahoo.com>
Sent: Thursday, September 28, 2023 3:49 PM
To: Ashlyn Mathy
Cc: hinton_arlene@yahoo.com
Subject: Objection Letter from Arlene Hinton

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docs.google.com

To: Ashlyn Mathy

El Paso County Planning and Community Development

From: Arlene Hinton

RE: Monument Glamping 1 - Special Use Modification

File: AL2421 Parcel ID Number: 7127001011

Date: 10-28-23

Please accept this communicacae as my objection letter to Chris and Wendy Jueb's glamping modification request.

I greatly object to Chris Jueb's proposal to replace the glamping tents on his property that is adjacent (next to) mine with RVs or residential campers. My objection is evident in the numerous ways Chris and his family have continuously devalued the properties (including mine) in our community. The following is a list of ways that he has done so over the years to present.

1. Chris built and rented sheds on his property and the property next to his to the south before getting the special land use permit.
2. Despite the objections of adjacent property owners and others in the community, Chris presented a site plan and stated a well planned project would be implemented. That indicated quality tents would be installed on his property. Instead he installed cheap seemingly used tents with outhouses until neighbors filed code enforcement violations.
3. Once Chris installed the eye sore cheap tents, all the neighbors near him (including myself) had to spend thousands of dollars for fences and gates and security systems to ensure the safety of our property and families.
4. With the tents in place Chris rents to people who have flickering lights on the outside of the tents all night long, burn fire pits at night despite the fact that he has only cut the four foot tall grass and weeds on his property where the tents are once in the more than 20 years he has been on his property.
5. Many of his 16 children occupy the tents on a regular basis when they are not rented.
6. Tent renters mostly occupy the tents at night regardless of the weather. Lightening, thunder, snow or rain does not decrease the occupancy of the tents.

7. Code enforcement had to be called when Chris moved the huge RV on his property and was renting it out without legal permission to do so. Included are pics I've taken of this.
8. Many neighbors and myself feel that moving RVs on the property to replace the cheap eye sore tents creates a dangerous and unsafe element into our community. People renting and living in RVs introduces a more severe occupancy element than camping tents.
9. Installing the RVs will give the impression of a trailer park. I didn't buy my house in Monument to live next to a trailer park.
10. Chris appears to want to maximize the revenue he can get from renting his tents rather than maximize the beauty of our community and the pride of our community.
11. Chris has not been a property owner who has been interested in maintaining the harmony and beauty of the neighborhood but rather one who wants to impose a low life inconsistent existence on others who live here.
12. RVs in place of tents on overgrown property in a small community like ours is a horrible idea and I hope all action possible can be taken to deter Chris' attempts at destroying a community that many of us have worked years to maintain and enhance. El Paso County owes the property owners on Rickenbacker Ave and the Pine Hills Community this.
13. While building the only decent tent on his property his rig broke loose and damaged my newly built fence and two raised beds. Because he lied about his insurance company to the sheriffs in the report of the property damage it took me seven months to find the real name of his insurance company and get my property repaired by a contractor. He lied about his insurance because he wanted to pay for it out of pocket and I refused.

Thank you,

Arlene Hinton

Sent from my T-Mobile 4G LTE Device

Ashlyn Mathy

From: arlene hinton <hinton_arnene@yahoo.com>
Sent: Wednesday, April 17, 2024 12:00 PM
To: Ashlyn Mathy
Cc: Arlene Hinton
Subject: Letter of Opposition to Chris Jueb's Glamping Modification application

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Ashlyn Mathy,
Planner I
El Paso County Planning and Community Development

This is my letter of opposition to Chris Jueb's Special Use Modification request.

I strongly oppose Chris Jueb modifying his current Special Use Modification request for the following reasons:

1. Chris Jueb has lied about the specifics and details of his original special use permit by ignoring what he he intended to implement by putting structures on his property that were not approved or indicated in his Site Plan. His site plan called for tents not sheds, yurts and oversized imposing Safari tents.
2. He has placed a huge RV on his property that he rents out to people that was not approved and that was reported to the El Paso County Codes Violations Dept. NOTHING WAS DONE TO ADDRESS THE REPORT.
3. he has had numerous code violations that have not been addressed by the county for years like allowing the renters and his family cars periodically to be parked on the street (Rickenbacker Ave) at various times of the day and night. This is a potential traffic hazard in the making.
4. Through not supervising his renters, he allows them to burn fire pits throughout the night thus laying the groundwork for fire violations.
5. He allows the grass on his property to be overgrown and has only cut it three times in the past 20 years. Besides it too being a fire hazard, he says he likes the natural look and feel of it.
6. Chris brags to neighbors and the people at the Monument town hall how he is super confident that his modification application will be approved because he has paid the county a lot of money so that his application passes.
7. He also brags about how he has got another Glamping operation in Monument that he makes thousands of dollars off and that the Pine Hills community needs to accept the fact that he is going to change their lives forever and that they need to get over it.

8. Chris has repeatedly stated that he intends to make Pine Hills a tourist destination and that it would be a benefit not a detriment to the Pine Hills community. How crazy is that for a community that is designated as RR5 by the County.

9. Chris has demonstrated over the years that he has no regard for the El Paso County Planning Dept. (because they can't follow through on his code violations) and that his goal is to make as much money off his property regardless to how much Pine Hills home owners object, HE SEES HIMSELF AS UNTOUCHABLE!!!!

10. Chris Jueb's Glamping Site hinders the safety of a largely retirement community by renting to all kinds of people as long as they can pay. These people can be Burglars, Drug Dealers, Child Molesters, Felons and others with Ill Intent. These same people can come and go as they please at all times of the day and night, because they have paid Chris his renters fee. Their movement in and out of the Glamping Site will cause unimaginable traffic concerns of a negative nature.

11. CHRIS JUEB'S AMBITIONS TO BE THE GLAMPING KING OF MONUMENT HAVE NO PLACE IN PINE HILLS ESPECIALLY HIS REQUEST TO SUPERCEDE WHAT HE HAS DONE SO FAR BY APPLYING AND BEING REWARDED A MODIFICATION.

12. I HOPE THE EL PASO COUNTY PLANNING AND DEVELOPMENT DEPT. USES GOOD JUDGEMENT AND ACKNOWLEDGES THE NUMEROUS OPPOSITIONS TO CHRIS JUEB'S MODIFICATION REQUEST BY DENYING ONE MAN'S ATTEMPT TO DESTROY AN ENTIRE COMMUNITY.

Sincerely,

Arlene Hinton

hinton_arlene@yahoo.com

Ashlyn Mathy

From: Beverly Wilson <bgwilson24@sbcglobal.net>
Sent: Friday, November 3, 2023 4:56 PM
To: Ashlyn Mathy
Subject: Chris Jueb's modification proposal

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Dear Ms. Mathy,

We recently received in the mail a notification re Monument Glamping 1, Special Use Modification.

We own a house on Spaatz and are against the proposed RV park by a Chris and Wendy Jueb. Are they residents on the 16315 Rickenbacker Ave, Monument property? This definitely goes against the residential zoning where families with children live, as well as their animals.

This is an urgent matter. How do we respond with our objection in the form an objection letter? I don't know how to object. But I DO.

When does this go up to a vote or hearing?

Sincerely,
Beverly and Kevin Wilson

10-3-23

Chris Guigley

2755 Spaatz Road Monument

Letter of Opposition to Monument Glamping

Ashlyn,

My name is Chris Guigley. I live at 2755 Spaatz Road in Monument. I'm writing to you in opposition to Monument Glamping (file AL2321) proposed change to their special use permit to allow tiny houses/container homes etc on their property.

My letter will cover many topics of concern about Monument Glamping ranging from personal experiences, multiple violations of county code, negative impacts to the community, county review issues and operating without approval for an extended amount of time.

Personal Experiences:

My personal experience with the Jeub family and their ambitions goes back to a time when they had no approval for anything but were still operating a business. Chris and his family were at our house multiple times to discuss their future plans and our plans at that time for operating rentals on our properties. A few of us would meet about 1 time a month to discuss how everything would work, complications we could have, county issues etc. At this time the Jeub family had already been renting their tents and container homes without any approval for an extended period of time. Chris had ambitions to expand to more tents and expressed that to us all in our meetings. At this time the Jeub family had multiple container homes on the property that were being rented through Air BNB regularly. The Jeub family knew about our tiny house/RV that we were purchasing to hopefully rent on our property. After we received our tiny house, the county and PPRBD presented us with letters stating that we were in violation. The Jeub family was well aware of all of our issues with our tiny house and the complications it presented for us. Ultimately we were denied renting our unit even on a

limited basis per the county in an early assessment meeting that we scheduled and attended with the county. Chris was well aware of our denial by the county, why we were denied etc. Chris shared with us his intent for Mounment Glamping as small tents on his property that people could rent for an outdoor experience. I was ok with this as it seemed small in operation, not intrusive to the community and a low key operation in general. Since then large canvas tents were installed, a container home that has been rented for years and is still on the property today, a tiny house that is the same as the one we had has been installed and other tent sites were added. All of these structures have been rented regularly for a long time including the tiny house and container house. All of this activity has taken place while Monument Glamping has had no approval for anything. My personal opinion is that their operation should have been shut down by the county a long time ago until they conformed with county code and fixed any violations on the property. They have been allowed to modify, add structures, install items all while having no approvals. I understand that letters were sent for the violations but the lack of follow up and ultimately a shutdown notice should have happened. My summary of personal experiences with Chris Jueb is that he lied directly to me multiple times about his intent for Monument Glamping, has lied about his approval, conducted a ribbon cutting ceremony with the local chamber of commerce, coaches people via his YouTube channel “the glamping guy” on how to navigate issues with county all while having no approval; therefore, Monument Glamping is not worthy of any modification to their special use permit. Furthermore because of the lack of respect to the community, county etc, he should be held accountable for his actions somehow and held to his original approval only. Any modification to his special use permit will only lead us back to another future conversation on changing things again and ultimately we will have a campground in our community which is not wanted or appropriate here in Pine Hills.

Multiple Code Violations / Development issues:

1. Tiny Home / RV Tiny Home: A tiny home isn't allowed to be rented per the county code. This should be handled via a variance to the code and not a special use application in my opinion.
2. Shipping Container in driveway: Shipping containers require a permit to be used.

3. Shipping Container Tiny House: 1 shipping container still remains and is actively rented on the property and is well within the setback of the street.
4. Current site not constructed per the site plan: The current site plan on El Paso's website doesn't show the shipping container, Tiny Home / RV Tiny Home therefore the site is being constructed outside of any approved drawings.

NOTE: it's important to note that the above violations have been a violation for years in some cases and a comment was made at one point by Chris that he would continue to operate until he's shut down.

Negative Impacts to the Community:

Since Monument Glamping has been operating it has not been a positive impact to our community. We have an added traffic component to our community now, safety issues with renters at times on our roads, a formation of groups within the community that has created problems and continuous lies about the intent of Monument Glamping. The increased traffic is an issue because at times I've observed renters driving on the wrong side of the road, not obeying traffic signs etc. I've personally almost been in a traffic accident with a renter that exited Monument Glamping property. The renter abruptly stopped, made a 3 point turn and turned around in the middle of a roadway and almost backed up into me, then almost ran into the side of my vehicle when going the opposite direction of me upon turning around. The many drivers that are not familiar with our roads are creating safety issues. Groups have formed for people in favor of this and other that are not and it has created major issues with the Jeubs and Hintons (Jeubs immediate neighbor to the north). None of this is helpful in our community and the potential revamp of the special use permit has really opened the communities eyes to Monument Glamping's intent and many are not in favor of any changes at all and want to see things cleaned up per the original approval for tents only. The Jeub family has personally lied to me multiple times about the intent of Monument Glamping, it's approval, what they are looking to change now and has made false claims on Next Door about their intent, called out neighbors and has really created a combative atmosphere that isn't needed or appropriate.

Operating without approval:

Monument Glamping has been operating without approval for years. Their approval in July of 2022 was a very extended amount of time after they initially started renting spaces on their property via container homes or tents. Monument Glamping and the

Jeub family clearly do not follow the rules, care about the rules, neighbors issues etc and that's proven by their actions since they started operating their business without approval. Monument Glamping has been featured in local publications prior to any approval, they had a local ribbon cutting ceremony hosted by the local chamber of commerce without approval. A Tiny Home / RV Tiny home has been installed on the property without any approval. 1 container home still resides on the property and is rented without approval. They rented their tents for an extended period of time prior to July of 2022 without approval. Given the past experiences with Monument Glamping and operating without approval, it's clear that any changes to their special use permit will only embolden them to take additional steps to change things further in the future and continue to operate without approvals.

In conclusion based on the past experiences our community has had with Monument Glamping, the lies that were told about the original intent of Monument Glamping, multiple code violations never corrected, their lack of respect for the community and county's authority, the unapproved changes that have taken place on the property, I see no way possible that I can be in favor of this change to their special use permit. It's clear to me that they feel they can operate above the law, don't care about rules and that can not be allowed to continue.

Sincerely,

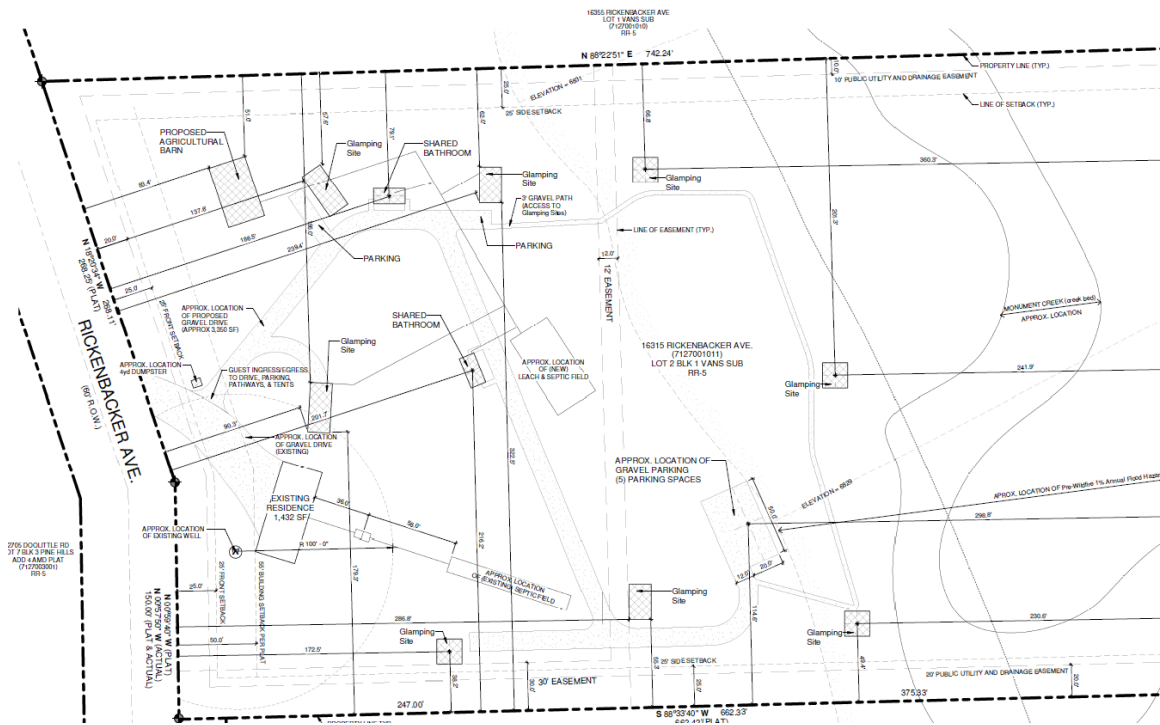
Chris Guigley

2755 Spaatz Road

Monument, CO 80132

610-223-3453

Sources of additional information:



Description of the request: (from Type C application form 1-2b, page 1 of 2)

The main reason for this application is to add a unique RV to the glamping property. We request to addend the original special use permit to allow a broader definition of a "glamping" unit in the special use. Site footprint will be adhered to in this addendum, but specificity to the unit definition will be in site development.

Next Door Post by Arlene Hinton: (this can be printed and available if necessary)

[PROTECT YOUR PROPERTY VALUES AND SAFETY IN THE PINE HILLS COMMUNITY — Nextdoor](#)

Ashlyn Mathy

From: Carol Lynch <clynch123@gmail.com>
Sent: Monday, October 2, 2023 12:09 PM
To: Ashlyn Mathy
Cc: Carol Lynch; dmlynch70@gmail.com
Subject: Opposition to Special Use Application AL2321

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We are writing to express our strong opposition to the Special Use Application of Chris and Wendy Jeub, 16315 Rickenbacker Ave Monument, CO 80132

Do NOT grant the application to change current RR5 zoning. Replacing tents with RVs or campers will essentially change this property into a trailer park.

This is unacceptable and will drastically change the nature of our neighborhood

Dan and Carol Lynch
2980 Spaatz Rd
Monument, CO 80132
(719) 439-8725

December 14, 2024

Ashlyn Mathy, Planner I
El Paso Co Planning & Community Development

I have been informed by some of my community neighbors of Chris Jueb's intent with regards to Monument Glamping. I did not initially register my opposition to the Monument Glamping Special Use Modification but now wish to voice my opposition. My late husband, Irl L Mabon purchased two five-acre Pine Hills property lots back in 1958. In the summer of 1978, we had occasion and the opportunity to build our retirement home. We moved in on December 29, 1978, with two children. Our older three children began attending college in Indiana, the state of our former residence, before moving to Monument, Colorado.

As we prepared to build, we took the time to understand our rights and responsibilities regarding our property in the Pine Hills community. At that time there were very few homes in the area. There was a statute in place that limited what type of dwellings, buildings, and modifications could be made on the property. With a little research, I refer to the "DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS" submitted in October 1957 by Mssrs. Bodinger and Hughes.

I feel Section 1 and 5 are relevant to Chris Jueb (and family) with regards to Monument Glamping. *"Sec. 1: Dwelling erected upon said lots shall contain a minimum of 1100 square feet of floor space for each family dwelling unit, exclusive of basement, garage or detached outbuildings. This restriction shall apply to temporary or seasonal dwellings or cottages."* And *"Sec. 5: No structure of a temporary character, trailer, basement house, tent, garage, barn or outbuilding shall be used on any lot at any time as a human habitation, either temporarily or permanently."*

I believe the Monument Glamping business will violate this restriction. I hereby formally register my objection to Monument Glamping Special Use Modification.

If you have any questions or wish to contact me, see below. I will be happy to clarify or add any other information as needed.

Sincerely,

Carol L Mabon
2925 Spaatz Road
Monument, CO 80132
(719) 481-2327
calema37@gmail.com

Ashlyn Mathy

From: Steve Mabon <stmabon@gmail.com>
Sent: Monday, April 15, 2024 8:13 PM
To: Ashlyn Mathy; Carol Mabon
Subject: Monument Glamping application
Attachments: Monument Glamping Opposition Letter.docx

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This is a letter from my mother, who asked me to help write and forward to you.

Ashlyn Mathy, Planner I
El Paso Co Planning & Community Development

I have been informed by some of my community neighbors of Chris Jueb's intent with regards to Monument Glamping. I did not initially register my opposition to the Monument Glamping Special Use Modification but now wish to voice my opposition. My late husband, Irl L Mabon purchased two five-acre Pine Hills property lots back in 1958. In the summer of 1978, we had occasion and the opportunity to build our retirement home. We moved in on December 29, 1978, with two children. Our older three children began attending college in Indiana, the state of our former residence, before moving to Monument, Colorado.

As we prepared to build, we took the time to understand our rights and responsibilities regarding our property in the Pine Hills community. At that time there were very few homes in the area. There was a statute in place that limited what type of dwellings, buildings, and modifications could be made on the property. With a little research, I refer to the "DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS" submitted in October 1957 by Mssrs. Bodinger and Hughes.

I feel Section 1 and 5 are relevant to Chris Jueb (and family) with regards to Monument Glamping. "Sec. 1: *Dwelling erected upon said lots shall contain a minimum of 1100 square feet of floor space for each family dwelling unit, exclusive of basement, garage or detached outbuildings. This restriction shall apply to temporary or seasonal dwellings or cottages.*" And "Sec. 5: *No structure of a temporary character, trailer, basement house, tent, garage, barn or outbuilding shall be used on any lot at any time as a human habitation, either temporarily or permanently.*"

I believe the Monument Glamping business will violate this restriction. I hereby formally register my objection to Monument Glamping Special Use Modification.

If you have any questions or wish to contact me, see below. I will be happy to clarify or add any other information as needed.

Sincerely,

Carol L Mabon
2925 Spaatz Road
Monument, CO 80132

(719) 481-2327
calema37@gmail.com

--

Steve Mabon
719.661.3479
StMabon@gmail.com

Be well, find contentment, and propagate good.

Ashlyn Mathy

From: Chris Maciejewski <chris@robinsonandhenry.com>
Sent: Friday, February 23, 2024 4:10 PM
To: Ashlyn Mathy
Subject: Chris Jeub - Monument Glamping

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Dear Ms. Mathy,

I represent Mrs. Arlene Hinton and Mr. Lorell Hinton of 16355 Rickenbacker Ave, Monument, CO, regarding their opposition to the camping business operations of Christopher Jeub and Monument Glamping at 16315 Rickenbacker Ave, Monument, CO. Could you please let me know if there are any pending applications or other use or permit requests by Mr. Jeub or Monument Glamping related to the property at 16315 Rickenbacker Ave.

Would you also please copy me on any future correspondence with Mr. and Mrs. Hinton regarding this matter. Thank you.

Chris

Sincerely,

Christopher S. Maciejewski

Attorney

| Robinson & Henry, P.C.

Main: (303) 688-0944 | Direct: (303) 338-2362

7555 E. Hampden Ave., Suite 600 | Denver, CO 80231

RobinsonAndHenry.com

Customer Service Issue?

Please email CustomerService@RobinsonAndHenry.com detailing the facts of your issue, and a member of our team will respond shortly.

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Ashlyn Mathy

From: Cassie Olgren <colgren@outlook.com>
Sent: Monday, April 8, 2024 7:14 PM
To: Ashlyn Mathy
Subject: Monument Glamping 1 - Special Use Modification

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To whom it may concern,

I am opposed to the changes to the Monument Glamping project. This property neighbors my own, with shared sight lines and access roads. I attended a meeting hosted by the county with the Jeubs and other neighbors more than a year ago, in which the number of campsites was discussed. At that time we discussed concerns that I and other neighbors had. The agreed-upon number of campsites was, as I believed, a concession from the Jeubs to allay some of the concerns neighbors had. These concerns included an increase in traffic on the dirt road, a loss of privacy, impact to property values, and the disproportionate use of water.

My original concerns still apply, and since that time my frustration with the process has only grown. Not only did the Jeubs build campsites in direct violation of existing zoning restrictions, before ever pursuing permits with the county, they have not since taken any steps to implement the commitments they made at that time. They are operating their glamping business without sufficient parking with vehicles often parked on the county road.

To put these concerns into context, I will pose some questions. Why is it tolerated that this property owner defies local water use and land use rules, while the surrounding neighbors respect them? Our neighborhood is zoned Residential Rural, not commercial. What would happen if every property owner disregarded these rules? What's more, what would happen if El Paso County continued to contradict their own regulations and approve these sorts of projects? It seems to me that this whole process only degrades the county's authority.

I hope you will consider these comments and hold this property owner to the requirements already set forth by the county.

Sincerely,
Cassie Olgren
16435 Fairchild Ave.
Monument 80132

April 12, 2024

Ashlyn Mathy

Planner 1

Project Manager: Monument Glamping Modification

El Paso County Planning and Community Development

ashlynmathy2@elpasoco.com

Re: Opposition to Monument Glamping Modification for Parcel # 7127001011 (16315 Rickenbacker, Monument, CO 80132)

To whom it may concern:

This letter is to voice my opposition for any modifications to the Monument Glamping site. I, too, share the concerns of all Pine Hills residents that have so far voiced opposition and ALL of the concerns are valid and concerning to say the least, and should not be overlooked.

The current zoning of RR-5 is currently being violated! "The purpose of the R-5 Zone District is to provide areas for **single-family** and **DUPLEX** residential occupancy. These areas are intended to be located, designed and developed in compliance with the applicable requirements of this Code."

The additional request for STRUCTURES, Out door restroom facilities, and more permanent "housing for rent", is NOT something that should be approved in this rural neighborhood.

I strongly voice my opposition to the modification request, and would like the county to DENY this special use. A commercial property has no business in this rural single-family neighborhood.

Respectfully,

Carla Tandy

3045 Spaatz Rd.

Monument, CO 80132

719 481-6727

slocruisin@aol.com

Date: April 29, 2024

DeVee Buttenwieser

2760 Spaatz Road

Monument, CO 80132

719-244-1675

mikendevee@msn.com

El Paso County Colorado Planning

Ashlyn Mathy

To El Paso County Planning,

I, DeVee Buttenwieser, am against Monument Ridge Ltd. Chris Jeub being able to change his special use project.

I think he should be held to what he agreed with through meetings with neighbors and El Paso County staff in File Number AL223, and what was detailed in the: Special Use Approval Letter (CONDITIONS OF APPROVAL 1. Approval is limited to the recreation camp, as discussed and depicted in the applicant's letter of intent and site plan drawings.

He should not be able to change it now.

I am NOT IN AGREEMENT with any changes.

DeVee Buttenwieser

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.



Dale E. Hybl
2690 Spaatz Road
Monument, CO 80132

22 April 2024

To Whom It May Concern,

I am sending this letter to express my continuing 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 their updated 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 that the updated request will affect the nature of the glamping site with the expansion to 12 sites and continued request to allow any type of glamping structure. It will result in a recreation camp business in an RR5 Residential Rural Zoning District that is significantly larger in scope/scale than the "tent glamping site" that was originally approved.
2. I continue to be concerned about their requested terminology change from "tent sites" to "glamping sites." As confirmed by Mr. Jeub on YouTube in December 2023, he intends to use this change to adjust the types of temporary facilities used at the site at his discretion. He then plans to use any type of glamping structure he desires, from the existing tents to trailers to domes, etc., regardless of the perspective or concerns from the surrounding neighborhood.
3. I remain concerned that the change in terminology to allow a wider variety of "glamping sites" will lead to changes at Monument Glamping at Monument Creek that are clearly in conflict with the original vision for the neighborhood as laid out in the below excerpts from the 1957 Covenants for the Pine Hills Subdivision. Counter to my previous letter, I have been informed that these Covenants, which were properly filed in October 1957, may still be enforceable. Because of these Covenants, it is not a subjective perspective whether Monument Glamping at Monument Creek will be "in harmony with the character of the neighborhood," but objectively clear that it will not be. Monument Glamping at Monument Creek, as originally approved to use tents and now with the update for additional sites and the option to use any type of glamping structure is in conflict with paragraphs #1, #4, and #5 of the Covenants.

1. Dwellings erected upon said lots shall contain a minimum of 1100 square feet of floor space for each family dwelling unit, exclusive of basement, garage or detached outbuildings. This restriction shall also apply to temporary or seasonal dwellings or cottages.

Specifically, the temporary glamping structures envisioned for Monument Glamping at Monument Creek do not satisfy the 1,100 square feet of floor space for a temporary or seasonal dwelling.

4. No dwelling shall be built or placed on any lot or portion thereof having an area of less than one acre; no lot or portion thereof shall be used for purposes other than residential. (unless a dwelling used as a residence shall also be maintained and so used upon the premises.) Block Two shall be excepted from this paragraph

Since 12 sites are now envisioned on the property, the sites taken as a whole will not meet the requirement for a dwelling to have an area of no less than one acre of space.

5. No structure of a temporary character, trailer, basement house, tent, garage, barn or outbuilding shall be used on any lot at any time as a human habitation, either temporarily or permanently.

Finally, the glamping structures will not satisfy the Covenant requirements regarding human habitation since they will, by nature, be of a temporary character.

4. I am still concerned that the open ended "glamping sites" and the larger capacity facilities that could be used, as well as the increase from 8 to 12 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. This increased traffic could negatively impact road safety on the dirt roads and maintenance/upkeep of those dirt roads, particularly Rickenbacker Ave and Spaatz Road. Further, the increase in non-residents accessing the Pine Hills Subdivision has the potential to result in reduced resident safety and increased crime.
5. Finally, I remain concerned that the change to open ended "glamping sites" and the increased number of internal sites will impact the amount of traffic at Monument Glamping at Monument Creek and thereby negatively affect the parking situation around the overall location. The dedicated parking areas and internal gravel drive included in the updated site plan seem unlikely to be able to effectively handle guest parking if all 12 sites are occupied, especially if they have more than one vehicle per site. It is already not unusual for congestion on Rickenbacker Ave due to the number of vehicles parking on the street in front of Monument Glamping at Monument Creek. Any increase in the number of guests and vehicles at the site will likely exacerbate this situation, despite the parking changes incorporated in the updated plan. This could affect road safety on Rickenbacker Ave and access by emergency vehicles to the surrounding neighborhood.

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



Dale E. Hybl
2690 Spaatz Road
Monument, CO 80132

Ashlyn Mathy

From: Eric Ochsner <ecochsner@gmail.com>
Sent: Sunday, April 14, 2024 3:18 PM
To: Ashlyn Mathy
Subject: Opposition to changes at Monument Glamping 1

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Dear Ashlyn Mathy, Planner I,

I wanted to take this moment to voice my strong opposition to the proposed changes to Chris Jeub's Monument Glamping 1.

I am of the strong opinion that this change would reduce the pleasantness and peace of this RR5 zoned neighborhood.

I ask that you deny Monument Glamping 1 these changes.

Thank you,

Eric

--

Eric Ochsner Consulting
2875 Doolittle Road
Monument, Colorado 80132

tel 626-297-7806

Ashlyn Mathy

From: GERALD HUNTLEY <gerhuntley@msn.com>
Sent: Wednesday, October 4, 2023 9:39 PM
To: Ashlyn Mathy
Subject: Monument Glamping 1 Special Use Modification File AL2321

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Dear Ms. Mathy and EPC Planners,

This letter is to state our objections to the application of Chris and Wendy Jeub to bring Tiny Homes or RVs for rental onto their 5 acre Pine Hills property. Our family is thankful and privileged to have lived in Pine Hills since 1981. It is a unique, rural, residential area where families and animals are raised and welcome.. We are very concerned that a Pine Hills neighbor, Chris Jeub is endangering our rural way of life and setting a new commercial precedence for the future of our neighborhood. Over many neighbor's objections he succeeded in obtaining a special use permit for their "Glamping" business. Not being satisfied with that small operation he now wants to operate a RV rental park with 4-6 RVs , he states. However, on our Pine Hills Nextdoor site he states to neighbors his knowledge that "8 Tiny Homes qualify for a Recreational Permit". This sounds like he is already shrewdly planning on at least 8 RVs instead of his acknowledged request for 4-6 RVs. We fear his future plans will continue escalating . We know a few neighbors who tried to rent just 1 Tiny Home on their property and were denied. Please do not allow Chris and Wendy Jeub to proceed with their Commercial operation in a rural residential setting.

We appreciate your consideration of our and other neighbors' viewpoints and rights.

Sincerely,

Cynthia and Gerald Huntley
16905 Lindbergh Rd.
Monument, CO 80132
719-481-3664

Sent from [Mail](#) for Windows

Ashlyn Mathy

From: GERALD HUNTLEY <gerhuntley@msn.com>
Sent: Sunday, April 14, 2024 5:11 PM
To: Ashlyn Mathy
Subject: Opposition for Recreation Camp Special Use Modification Parcel #7127001011 Chris Jeub

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Dear Ms. Mathy and El Paso County Planners,

This letter is to follow up on our previous letter of objection sent Oct. 4, 2023. Please take into consideration the issues we objected to in that letter which are still valid. Now Chris Jeub has applied for a modified permit to double the number of camping sites to 12 and allow RV and Tiny Home structures, which concerns us even more. Allowing this Recreation Camp would create a Commercial development in our RR-5 neighborhood. His plan is to build this camp on his property, which already includes his family home.

The Jeubs are requesting 12 camping spaces for recreation structures along with other restroom and shower structures for their tenants. We do not see any mention of how many people and their pets would be allowed in each camping space and how the conduct of these tenants would be enforced. These camping groups could arrive with trailers carrying motorcycles and 4 wheelers to race through the Pine Hills neighborhood dirt roads endangering wildlife, bike riders, horseback riders, and pedestrians. Yes, unlicensed recreation vehicles are prohibited on our roads, but in reality there are not enough local law enforcement persons to enforce what could be numerous loud, speeding motorcycles and other recreation vehicles.

Internet pictures for Chris and Wendy Jeub's current Glamping operation shows campfire sites at the tents. 12 campfires with questionable supervision sounds like a potential fire tragedy for the entire Monument area. Obviously, alcohol is currently allowed for "glampers" since the Jeubs advertise complementary wine. Alcohol and fires are a dangerous combination!

Monument Creek borders the Jeub property and attracts much wildlife. Having upwards of 50 people daily at the Jeub's Recreation Camp would surely have an impact on wildlife that depend on the creek area for drinking and homes.

It appears that the State of Colorado Water board gave permission for the Jeub's to use their current well for Glamping operation, but we do not see that the water board has approved this much larger Recreation Camp. Even those of us with a Domestic well permit have use restrictions. We cannot see how water usage by at least 50 people daily could be allowed.

We are very concerned that Chris Jeub's plans for this Commercial Recreation Camp would set a new commercial precedence for the future of our neighborhood.

Thank you for carefully reading and considering the impact of the Special Use permit the Jeubs have applied for and, also, the many valid objections voiced by concerned neighbors.

Sincerely,

Cynthia and Gerald Huntley
16905 Lindbergh Rd.
Monument, CO 80132

Ashlyn Mathy

From: jpdmonuco@aol.com
Sent: Thursday, October 19, 2023 8:33 PM
To: Ashlyn Mathy
Subject: Monument Glamping 1 - Special Use Modification, File AL2321

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My name is John Doran, I reside on Arnold Ave. I returned from a business trip and found out about this Modification request on Oct 17. I hope this request was denied. When we bought our home, we were informed that these Pine Hill lots were zoned for single family dwellings. Not business lots and or multiple dwellings. I have a hard time believing this was even approved for Glamping.

Who approved the Glamping modification?

How do we find out about these requests for modifications well ahead of the deadline?

[Sent from the all new AOL app for iOS](#)

Ashlyn Mathy

From: Jinger Guigley <jguigley@gmail.com>
Sent: Monday, October 2, 2023 10:17 PM
To: Ashlyn Mathy
Cc: Michael Shannon2
Subject: Monument Glamping: File AL2321. Parcel:7127001011

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Ashlyn,

My name is Jinger Guigley of 2755 Spaatz Rd, Monument. This letter is in opposition to the notice received by neighboring homes of Monument Glamping and their submission for a modification to the structures on their sites.

Previously I was in approval of the glamping tents on the property at 16315 Rickenbacker Avenue. I even attended their open house in May of 2023. Having toured the property I found the campsites were well kept and a really neat way for others to enjoy our neighborhood. I was supportive.

I started to gain a concern when statements Mr Jeub was making about his operation didn't align with the county code nor was it accurate with my own personal experience attempting to rent a tiny home on our property in this same neighborhood. I will try to keep this brief but still cover a lot of ground as to why this special use modification should not be approved. There are many reasons other neighbors will express their disapproval (which I also support) but I will focus my opposition on the deceit and disrespect to the residents in our neighborhood. This behavior should not be rewarded by approving this submission for the special use permit modification. I will outline several points below to support my statement of how Monument Glamping has been presenting its operations as approved and allowed uses when it is not.

1. Monument Glamping received their special use approval from trusting neighbors in July 2022 who were given the impression that there would be small tents around the property and nothing more. These neighbors had strong opposition but decided that a few tents would be acceptable to keep peace in the neighborhood and avoid a large scale battle. To see the operation pushing the limits beyond the current special use permit is disrespectful. They were given an inch and are taing a mile.

2. Container homes:

a. The container homes were not part of the initial approval as rental units and were to be removed, however a unit has remained on the property and is being rented as part of the business. It is also advertised on their website for rent. The Jeubs knowingly rent this unit as a direct violation of the code and have been for years. I find this to be slap in the face to the county and to the neighbors who gave their approval for the use of tents only.

b. In their letter of intent, the Jeubs state : *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.*

Firstly, how many years does "temporary" include, as it has already been several? Secondly, do not be mis-led that rentals for the container will discontinue during its "unintended" stay. Expect that it will remain part of business operations until it leaves the property. Thirdly, the other glamping property they speak of in which to move the container has been in operation for years, the container could have moved anytime since July of 2022 when at that time it was deemed not part of the special use approval and a code violation. Deceitful.

3. Chris Jeub has shared with us that he will continue to operate in code violation until he is told he is shut down. This is a blatant act of disrespect to those who live around him, who he knows have expressed opposition to what he is doing - this is a slap in the face. The county should also recognize they are being disregarded as an authority who is meant to protect everyone's rights. This mentality should not be awarded with additional approvals.

4. In their letter of intent, the Jeubs state : *The special use will be in harmony with the character of the neighborhood.* There is nothing else like their operation in the neighborhood to harmonize with, this statement is fluffy and false. There are few neighbors who will agree that there is harmony with the current special use of Monument Glamping as it stands today. Misleading.

5. Monument Glamping on YouTube: My husband has shared with Mike Shannon several episodes of Chris Jeub "The Glamping Guy" that appear on YouTube. The episodes were shared with Mr Shannon to make the county aware of the slander and misinformation regarding county employees Mr Jeub had interacted with, the code violations he was facing and also approvals. There were many false statements that were made on this public platform that contradicted information we had received from county resources. The image that was portrayed to gain a following and support of Monument Glamping was deceitful. I have detailed the inconsistencies in an email copied below that was shared with Mike Shannon on June 5, 2023. Deceitful.

6. Tiny House:

a. Mr Jeub had reached out to me at the time he was looking to buy the Rv/Tiny House. He was very informed and aware at this time that this was not allowed in our neighborhood based upon my personal experience. I reminded him that the unit is not allowed. His response was that he was either going to flip it or place it on another property. At that time I had a gut feeling that he did not want his true intentions for the RV/Tiny House known, and as it turns out the unit sits on his property today and is being rented regularly in violation. Deceitful. I have an email below that I had sent to Mike Shannon with full detail of the conversation and supporting detail.

b. Mr. Jeub told me at the open house for Monument Glamping in May of 2023 that he didn't have approval for the tiny house. I found it alarming that he would continue to advertise the unit as a rentable space disregarding the neighbors concerns and his awareness it was a code violation. This unit was the key feature of the open house - it is where the food, drink and s'mores were placed to prompt tours of the unit. All without approval, but being presented as if approved. Deceitful.

c. In addition, the Open House had support from the Tri-Lakes Chamber of Commerce who were misled that this was a legal operation. They promoted Monument Glamping as it was presented to them by the Jeubs. This is deceitful - to have the local Chamber back a business and share it with the Tri-Lakes Community as an acceptable operation, an allowable use.

7. Using ourselves as an example, my husband and I had a tiny home purchased and placed on our property a few years ago, about the time the Jeubs were submitting for their Special Use approval for the tents. We became aware that renting the RV/tiny house was not an allowed use in our neighborhood and that we had upset some neighbors with its arrival. We went thru the process with county on our options and gained a comprehensive knowledge of the code regarding Rvs/TinyHouses/ADU's etc. We even asked if we could use the RV/Tiny house in the same manner the Jeubs were with their tents as recreational camp - the county said no. No is no for everyone. We sold the tiny house out of respect for our neighbors and to express that monetary gain was not a priority over our friendships and maintaining the Pine Hills area in a way that everyone could appreciate. We expect the same courtesy from other residents that we have shown. We are disappointed that the Jeub family is not willing to conduct themselves in the same manner.

8. Monument Glamping is not an asset to the neighborhood, the residents do not want it to increase any more than they have reluctantly already allowed.

9. In their Letter of Intent the Jeubs state: *The proposed modification will not change the occupancy of our glamping units, so traffic will remain the same.* To this I would call out that there is not one reason in the Letter of Intent that expresses the benefit to the neighborhood or the surrounding areas by allowing their requested modification from tents to structures. The underlying reason this is being requested is so Monument Glamping can charge a higher rate for a nightly stay in a "unique structure". Monument Glamping was once estimated to produce a healthy revenue of \$150,000 / year (stated by Chris Jeub). Considering the disruption this business has caused among our neighborhood and the stress on relationships and friendships among us, it begs the question - what is the cost to the rest of us for another's monetary gain?

Chris Jeub may argue that my opposition comes from jealousy "that he was approved and I was not". (another false accusation since he is not approved for his tiny house) I hope the above proves that is not the case and that there is much more at stake for this neighborhood than his monetary gain. In closing when will they be forced to stop violating code? Codes are in place for the safety and wellness of residents as well as maintaining property values for everyone. I am just blown away that they have the nerve to operate beyond what they were approved for and to present it to the public as sunshine and rainbows.

Thank you for your time. I hope you take this information seriously in making the decision to not approve the modification to the special use permit.

Jinger Guigley

Email to Mike Shannon 6/5/23:

Hello Mike,

My husband Chris Guigley has been conversing with you about the property on Rickenbacher that has the glamping operation. He also mentioned anything we share would be anonymous, and I have some things I'd like to share that I think the Planning Commission should know.

Back when we had received our tiny house notice of violation, we befriended the Jeub family because we thought they had experience working with the Planning Commission and could be knowledgeable, we even wrote a letter of support for their Special Use permit with the understanding they were offering an upscale camping experience. In the past year we have come to understand that they are not the resource we had thought they were. This is why we have had a change of mind and no longer support this property use.

We first received our notice in early December of 2021 for violation of the tiny house we had purchased, since that time The Jeubs have known that tiny houses are not allowed in RR5 under and permit or use, only by means of a variance approval. They were very aware of our situation and that a second dwelling of any nature for rent is not allowed. This includes RV's (which our tiny house was titled), campers, tiny homes, mobile homes etc. Mr. Jeub recently reached out to me to say he was thinking of buying a tiny house and how much I thought the one sitting on his property today might cost. I questioned him on approval for the tiny house on his property and re-iterated all the facts from our violation, his response was that he was buying it to store at another property and was going to flip it. This was not the case. and the tiny house arrived at the Rickenbacher glamping site.

I explained to him that we questioned how we could keep and use the tiny house we had purchased in our Early Meeting with the County. We discussed the Special Use Permit for a Recreational Camp as Mr Jeub was pursuing and we were told No on the tiny house. I discussed it in length and his response was "I don't know why I can and you can't". I flat out told him if he was allowed that "would be a swift kick in the nuts to us". We later found out he was not approved or allowed for the tiny house, although he was presenting it that way.

As a good neighbor we did remove our "tiny home/rv/mobile home" from our property because we didn't want to upset our neighbors and cause issues. This is why we want to remain anonymous in an effort to stay friends with those who live near and around us but still share our concerns with you.

A few notes on the video link of "The Glamping Guy" my husband sent you yesterday morning. These are specific to what he says in his video.

- he is standing in front of a container home, this is not on the Rickenbacher property. There is another property with several tiny homes and container homes they are renting out. I'm not exact of the location of that property but it is wooded and "under the radar". He is also aware that container homes are not allowed on either parcel.
- a container home however still resides and is rented on the Rickenbacher property. He told us previously it was to be removed
- he refers to his business as "glamping" several times in the video
- definition of glamping: Glamping is a portmanteau of "glamorous" and "camping", and describes a style of camping with amenities and, in some cases, resort-style services not usually associated with "traditional" camping.
- tiny houses are not glamping
- He refers to the tiny house as an Rv - also not allowed in RR5

- Rvs are not glamping per definition
- Playing dumb and operating under false pretense is not a pass to continue operating
- He states the Rv is an upgrade to the neighborhood, this is merely his own opinion
- We are not in living in the "country", we are in a neighborhood called Pine Hills
- we also pursued the EPCO master plan as an allowed use for our tiny home but the Master plan is not yet in affect

A new video was posted 10 hrs ago stating he had a meeting with the Planners. Would you please share with us what the actual results of the meeting were and what the path is moving forward?

Link below:

<https://m.youtube.com/watch?v=9KIVqeFS-ac&pp=QAFIAQ%3D%3D>

Ashlyn Mathy

From: Jack Kennedy Jr. <j_kennedyjr@yahoo.com>
Sent: Tuesday, October 3, 2023 10:53 PM
To: Ashlyn Mathy
Subject: 16315 Rickenbacker Special land use permit

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Ashlyn: I am Jack Kennedy. I live in Pinehills since 1983. I would like to comment on Chris Jueb glamping sites on his property. I don't know how I missed the first information on the special permit. Now he wants to go from a tent city to an RV city. This should not be allowed. The tiny house he has is not a tent and should not be allowed due to code violations. When the new septic system was installed I did not find a new septic permit on the county site. Now he wants to remove tents and install RV's building. A tiny house was already denied on Spaaz. On Harmon dr. a tiny house is still in place even though it is in violation of codes. There are to many properties that have rv's being lived in Pinehills. These should be removed. I will continue to work on this problem.

A concerned neighbor Jack

Ashlyn Mathy

From: Jack Kennedy Jr. <j_kennedyjr@yahoo.com>
Sent: Monday, April 15, 2024 9:27 AM
To: Ashlyn Mathy; Jack Kennedy Jr.
Subject: Monument glamping parcel - 7127001011

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Ashlyn: This email is my opposition of the Monument Glamping special land use modification, parcel number 7127001011. The address is 16315 Rickenbacker. This is a commercial operation which does not fit in RRR-5 zoning. This is zoned for single family dwellings. This resort does not fit the Pinehills neighborhood. I don't know how the special land use permit was allowed in the first place. His first request was for 8 sites with tents. I question the close proximity of some of the tents sites to Monument Creek and prebles jumping mouse habitat. Mr. Jeub added steel structures, a tiny house, and bath and shower house which is not in line with the special permit. Now he wants 12 sites with parking lots, more baths and showers. What will these structures be like? More tiny houses? Rv's? He says these are short term rentals of 90 days. 90 days is a long time in a tent. But a tiny house or steel structural is not. How is the 90 days controlled and by who? This is a long time for a weekend getaway. I see these being long term rentals.

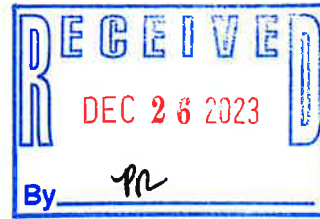
A tiny house permit located at 2755 Spazz was rejected by the county. Why is this any different?

Mr. Jeub special land permit is in violation. He needs to fix the problems on his property and be in compliance. Remove the tiny house and steel rented structures.

Mr. Jeub has been deceitful and disrespectful to El Paso county and the Pinehills community. This modification to the special permit needs to be denied.

Thanks for your consideration.

Jack Kennedy
3320 Harmon dr.
j_kennedyjr@yahoo.com



December 19, 2023

El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Attention: Ms. Ashlyn Mathy
Planner

Re: Monument Glamping 1 – Special Use Modification
File AL2321
Parcel ID No.: 7127001011
Letter of Opposition

Dear Ms. Mathy:

My wife and I will be unable to attend the Planning Commission meeting as well as the Board of County Commissioners meeting. We therefore, wish to express our opposition to the Monument Glamping 1 – Special Use Modification via this letter.

When Mr. Norman B. Bodinger and Mr. John R. Hughes, owners of the property known as Pine Hills Subdivision Addition No. 4, sub-divided it into lots they knew this was a special part of El Paso County. There are lots where Monument Creek flow through the property, lots containing open prairie grass with scrub oaks and ponderosa pines and high meadow lots with expansive views.

These men had the foresight to protect the serenity of this Pine Hills community by setting down a Declaration of Restrictions and Protective Covenants to run with the land so all its neighbors may enjoy this land. This document of Declaration of Restrictions and Protective Covenants, a copy which is enclosed, was signed, notarized and filed of record with the El Paso County Clerk and Recorder.

The proposed site plan for the special use modification would be in violation of the terms set forth in the Restrictions and Covenants document.

Thank you for the opportunity to comment and for your consideration

Respectfully

Joe and Joan Martinez
2705 Doolittle Road
Monument, CO 80132

DECLARATION OF RESTRICTIONS
AND
PROTECTIVE COVENANTS

52224

OCT 22 1957

MONUMENT GRAMPING /
SPECIFIC USE MODIFICATION
FILE # AL-2321

The undersigned NORMAN B. BODINGER and JOHN F. HUGHES, owners of the lots and blocks within Addition No. 4 to PINE HILLS, El Paso County, Colorado, being desirous of establishing restrictions and protective covenants applicable to and for the benefit of each and every lot in said Pine Hills Addition No. 4, and in consideration of the mutual declarations herein made and future purchases and conveyances of real property in said Subdivision, declare that all of the real property embraced therein is and shall be used, held and transferred subject to the following restrictive and protective covenants, which are declared to run with the land; these covenants shall be enforceable by owners of real estate in Pine Hills and all additions thereto.

1. Dwellings erected upon said lots shall contain a minimum of 1100 square feet of floor space for each family dwelling unit, exclusive of basement, garage or detached outbuildings. This restriction shall also apply to temporary or seasonal dwellings or cottages.

2. No barn or animal shelter shall be erected within 50 feet of any property line of the owner erecting such barn or animal shelter. Livestock and domestic fowl shall be fenced or secured so that they shall not be able to wander at large at any time.

3. No use shall be made of nor any activity carried on upon any lot or portion of any lot which shall create an undesirable or objectionable condition to the use of adjoining property as a residence, whether by reason of unsightliness, noise or odors. No lot or portion thereof shall be used as a public or private dump and refuse, trash or garbage in any quantity shall not be deposited or dumped upon any lot unless it is the refuse, trash or garbage of the dwelling, and in that event it must be completely buried and not left exposed to open air or sight at any time. No mechanical or automobile parts, machines or parts of machinery, nor any property held for sale or trade, building construction materials to be used off the premises, salvage items or property, old automobiles to be wrecked or any other chattel property of an unsightly nature shall be stored in the open, but such materials if kept or stored on the premises shall be entirely enclosed within a roofed building and not visible from the outside. Garbage shall not be burned on the premises in such manner as to create noticeable odors. It is the intent hereof to afford protection in addition to the protection afforded by the law relative to public or private nuisances and by the zoning laws.

4. No dwelling shall be built or placed on any lot or portion thereof having an area of less than one acre; no lot or portion thereof shall be used for purposes other than residential, (unless a dwelling used as a residence shall also be maintained and so used upon the premises.) Block Two shall be excepted from this paragraph

5. No structure of a temporary character, trailer, basement house, tent, garage, barn or outbuilding shall be used on any lot at any time as a human habitation, either temporarily or permanently.

6. No gravel pit or sand pit shall be maintained or operated on any lot.

~~APRIL~~ OCTOBER IN WITNESS WHEREOF we have hereunto set our hands and seals, this 22nd day of October, 1957.

Norman B. Bodinger (SEAL)
Norman B. Bodinger
John F. Hughes (SEAL)
John F. Hughes

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

Acknowledged before me October 9, 1957, by Norman B. Bodinger and John F. Hughes, as their free and voluntary act and deed.

My Comm. expires Jan. 5, 1959

John F. Bennett
Notary Public

September 29, 2023

El Paso County Planning and Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Attention: Ms. Ashlyn Mathy
Planner

Re: Monument Glamping 1 – Special Use Modification
File AL2321
Parcel ID No.: 7127001011

Dear Ms. Mathy:

Our concern is if Mr. Jeub is approved for a Special Use modification he will continue to install recreational vehicles which I think he will use as long term rental properties or permanent housing for his children. I, for one, and I am sure other neighbors are definitely not in favor of Mr. Jeub creating a recreational vehicle park in our lovely community in El Paso County. Mr. Jeub currently has one recreational vehicle on his property. This vehicle appears to be used as a glamping structure. The existing Special Use does not authorize this use. Mr. Jeub's site plan shows six glamping sites, would a modified Special Use authorize him to install six recreational vehicles? I would hope El Paso County would not authorize this use.

Mr. Jeub claims non-tent structures blend in more nicely and seem to be more compatible with neighborhood structures. I would like to know what non-tent structures he plans to install. There is nothing in our Pine Hills Community that is remotely compatible or comparable to Mr. Jeub's Monument Glamping. Granted, some neighbors may have a recreational vehicle on their properties but that vehicle is for their private use.

Mr. Jeub uses Mr. Mike Bittenweiser words from a previous objection letter stating "singled out tents as undesirable claiming, "tent sites will stand out"", well recreational vehicles on average stand 10' to 13' tall and those will stand out. Mr. Jeub's neighbors, although the tents do stand out and have accepted them because of the Approved Special Use, are certainly not in favor of a modified special use without knowing what will be installed in place of the existing tents. I would like to know what non-tent structures he plans to install.

I would encourage the El Paso Planning and Community Development to decline Mr. Jeub's request.

Sincerely,

Joe Martinez

Joe and Joan Martinez
2705 Doolittle Road
Monument, CO 80132

I would like to know what non-tent structures he plans to install.

Ashlyn Mathy

From: Jeff Yelle <jeff.yelle@gmail.com>
Sent: Sunday, April 14, 2024 4:56 PM
To: Ashlyn Mathy
Subject: Chris Jueb plans

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Dear Ashly,

I live in the Pine Hills community and my address is 3240 Doolittle Rd, Monument, CO 80132. I am writing this in hopes that you will deny Mr. Jueb's application to expand his current business. This neighborhood is supposed to be a place where families live. Not a business park. This has the potential to increase traffic on our roads and is a danger to the children that live here. In addition, it will bring in activities such as drinking and drug use that are frequently found in short-term rentals. Already we have too many businesses, many of them against the current zoning.

Kind regards,

Jeffrey Yelle
804-441-2158

Ashlyn Mathy

From: Kathleen Yinger <kat.yinger@gmail.com>
Sent: Monday, April 8, 2024 6:33 PM
To: Ashlyn Mathy
Subject: Tax ID/Parcel No. 7127001011. Monument Glamping

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Dear Ms. Mathy, We are writing you to let you know that we do NOT support Chris and Wendy Jueb's (On Rickenbacker Ave) request to modify their land to developing 12 new camp sites for their glamping business. Their land is like all of our lots in Pine Hills ie. for livestock and agricultural. We do not want his lot turned into essentially a parking lot for any kind of campers (tents, Campers, trailers, RVs etc). In our opinion it would destroy the entire character of our community. It would create a hazard for horses, dogs and children. It would also be a real eye soar... it is not zoned for this. Please take this in consideration. Thank you! Kathleen and Dan Yinger 2730 Chennault Rd.

Sent from my iPad

Ashlyn Mathy

From: Ltsmokey <ltsmokey@aol.com>
Sent: Monday, April 8, 2024 11:24 AM
To: Ashlyn Mathy
Subject: Monument Glamping

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I remain opposed to this project for the following reasons

1. Pine Hills is a residential area not zoned for his project.
2. 12 Structures 48 or so people places a increased demand on a single well.
3. Sewage issues are also increased.
4. Enforcement of existing county regulations must be maintained. One home per 5 acre lot is why we purchased and built our home in Pine Hills.
5. I read through the plan review comments to find access concerns that need to addressed.
6. Lack of fire fighting water supply meeting fire flow requirements was not addressed.
7. I also am questioning why this business is in operation based on the above and objections of the adjacent homeowners.

In closing the existing land use residential requirements must be maintained and enforced.

Should you have any questions please contact me by return Email.

[Sent from AOL on Android](#)

October 3, 2023.

To: El Paso County Community and Development personnel and El Paso County Commissioners.

From: Pine Hills Subdivision resident Mike & DeVee Buttenwieser

Our opposition letter to Chris Jeubs proposed glamping changes

We have opposed other tiny house applications in our area in the past, we oppose Chris Jeubs application to permit tiny house structures and/or recreational vehicles site rentals on his property and we will oppose any future tiny house structures and/or recreational vehicles site rentals applications in our neighborhood.

We would like to maintain the character of our large lot rural community. In our opinion, this does not include tiny house structure rentals and/or RV site rentals on any neighborhood property. The addition of tiny house structure rentals and/or RV site rentals to the neighborhood would take away some of our feelings of safety and security we feel in our home.

If this permit is approved, it will impact the landscape of our community. In addition, if other neighbors in the area apply for similiar permits and get approval, the area may become saturated with rental units, either tiny houses or RV sites.

Our opinion is that Chris Jeubs new proposal will bring more of the negative aspects of the city, noise and traffic, to our rural community.

Thank You.

Mike & DeVee Buttenwieser

2760 Spaatz Road, Pine Hills Subdivision resident, Monument.

Date: April 26, 2024.

To: El Paso County Community and Development personnel and El Paso County Commissioners.

From: Pine Hills Subdivision resident Mike & DeVee Bittenwieser

Subject: Our opposition letter to Chris Jeubs proposed glamping changes

We have opposed other tiny house applications in our area in the past, we oppose Chris Jeubs application to permit tiny house structures and/or recreational vehicles site rentals on his property and we will oppose any future tiny house structures and/or recreational vehicles site rentals applications in our neighborhood.

We would like to maintain the character of our large lot rural community. In our opinion, this does not include tiny house structure rentals and/or RV site rentals on any neighborhood property. We are used to seeing and encountering our local neighbors along the roads in the area but since the glamping operation started, we encounter more traffic and glampers that are able to roam freely in the neighborhood. Having glampers in the local area that are able to view our homes and personal property take away some feelings of security we feel in our home and neighborhood.

Area residents voted to keep our gravel roads from being paved. Dust from gravel roads was not a problem when we moved here since traffic was limited mainly to area residents. Traffic in the area has increased from new developments to include Forest Lakes, Willow Springs and from the glamping campground. Now, especially during the summer months, there are days when we have to keep our doors and windows closed to help keep the dust generated from the traffic out of our home. There are many environmental studies that link dust from gravel roads to poor air quality that can cause health problems for people living in the area. The latest glamping Letter of Intent says they want to increase the number of glamping sites to 12 and that the impact to local traffic will be minimal. If these additional sites are approved, the increase traffic will generate more dust that will add to the poor air quality for nearby residents and for those living along the access roads to the glamping site. Any allowed glamping outdoor fires will also add to poor air quality for area residence.

If this permit is approved, it will impact the landscape of our community. Our opinion is this new proposal will bring more of the negative aspects of the city, noise, traffic and air pollution, to our rural community.

Thank You.

Mike & DeVee Bittenwieser

2760 Spaatz Road, Pine Hills Subdivision resident, Monument.

Ashlyn Mathy

From: Michael Jordan <michaelj603@gmail.com>
Sent: Friday, October 6, 2023 11:48 AM
To: Ashlyn Mathy
Subject: Special Use Modification AL2321

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Ashlyn

I'm writing to voice my opposition to a special use application by Chris and Wendy Jeub. There have been too many special use permits approved by your department in our area.

Michael and Karen Jordan 3010 Doolittle Road. Long time homeowners.

Ashlyn Mathy

From: Pauline Carrico <pcarrico16@msn.com>
Sent: Friday, October 6, 2023 2:10 PM
To: Ashlyn Mathy
Subject: Monument Gramping 1 - Special Use Modification

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El Paso County Planning and Community Development Ms Ashlyn Mathy

File: AL2321

Parcel ID No.: 7127001011

I live at 16210 Rickenbacker Avenue, Monument, CO, across the street from the property requesting Special Use Modification at 16315 Rickenbacker Avenue.

I am conflicted about the proposal. My son is trying to sell 11 undeveloped acres in Westcliff that I owned for many years and deeded to him. Across the street is a property that is full of trash, deteriorating home, and much garbage. The realtor advised him that any potential buyers have shied away from purchasing the property because of the eyesore across the street from this beautiful property. I am fearful that I may experience the same resulting in reduced property value.

I am concerned that the Monument properties are zoned single family residential property and the expansion and Special Use Modification is changing that to a commercial entity with permanent buildings and temporary lodging, rather than a rural camping experience. Such visitors have no vested interest in maintaining the rural residential community which currently exists.

I request that you carefully consider Chris and Wendy Jeub's request, Arlene Hinton's (16355 Rickenbacker Avenue) request for denial, and the general residential community flavor, to reach a balanced decision, without also depriving the Jeub's ability to enjoy financial gain from the use of their property.

Thank you for your consideration.

Respectfully,

Pauline Carrico
719 481-2036

Ashlyn Mathy

From: Patsy <pajaneba@comcast.net>
Sent: Sunday, October 15, 2023 5:50 PM
To: Ashlyn Mathy
Subject: Change in permit for glamping in Pine Hills

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My husband and I oppose the requested change in the glamping permit to allow RVs. This is a residential area not a commercial area. We were surprised at the initial permit. The traffic the appearance the parking and safety all are concerns but mostly changing a residential which is actually agricultural initially to become something different is wrong. Please do not approve this change.

Thank you for your time and consideration.

Patsy Janeba
3325 Harmon Dr

Sent from my iPhone

Ashlyn Mathy

From: nmonkeyfish@aol.com
Sent: Sunday, April 14, 2024 4:47 PM
To: Ashlyn Mathy
Subject: Opposed to Monument Glamping 1, Special Use Modification Chris & Wendy Jueb

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Ms. Mathy,

My name is Patricia Nunley. My husband Alan and I would like to express our strong opposition to the proposed Monument Glamping 1, Special Use Modification application submitted by Chris and Wendy Jueb at 16315 Rickenbacker Ave, Monument CO. We have lived at 3180 Doolittle Road for 31 years. We moved to the area for the lifestyle it provided. The area is zoned RR5 and NOT for businesses. We are very concerned about the impact to our community. Specifically the impacts to water supply, increased traffic, crime, and decreased property values. And the fact that they have been operating this "Glamping" illegally since 2022 is very concerning. Why has this been allowed to continue? There is no place for this type of business in our residential/agricultural community therefore my husband and I DO NOT support this project and stand opposed. If you need to reach me, you can call me at (719)963-9875.

Thank You,
Patricia Nunley
3180 Doolittle Rd
Monument, CO 80132

Ashlyn Mathy

From: ray schumacher <rayschum@yahoo.com>
Sent: Saturday, April 13, 2024 12:56 PM
To: Ashlyn Mathy
Subject: Objection to 7127001011 Glamping zoning

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Dear Ms. Mathy and EPC Planners, This letter is to state our objections to the application of Chris and Wendy Jeub to bring Tiny Homes or RVs for rental onto their 5 acre Pine Hills property. Currently, this was only authorizing for 8 tent sites. Increasing this from tents to structures with additional density that allows RVs is outside of standard RE-5 residential zoning. As you know, current county zoning only allows lot owners to live in RVs during primary home construction for short periods of time with a permit, not a permanent permit of 365 days per year for rental income. Zoning is here for a reason and modifications to land use from residential to this type of commercial use should be denied.

Ray and Colette Schumacher

Property owners

Ping Hills subdivision

2815 Doolittle Road

Monument, CO 80132

Ray Schumacher (719) 488-8907 Home

10/19/23

Opposition received via phone call for AL2321 : Monument Glamping Modification

10:40am

Suisei & Arthur Goguen:

Concerns:

- environmental concerns
- wildlife can be affected, there are bears in the area
- feels as though the application is not accurately depicting what is actually going on at the subject property
- disagrees with more RV's being added to the site
- DO NOT WANT AN RV CAMP
- this project is not harmonious with the neighborhood

Ashlyn Mathy

From: S G <suiseigoguen@gmail.com>
Sent: Wednesday, April 17, 2024 5:23 PM
To: Ashlyn Mathy
Subject: Monument Glamping

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Dear Ashlyn,

We are writing to once again inform you of our opposition to the Monument Glamping Plan - Rickenbacker Ave, Monument. This unsavory, disgusting business has already negatively impacted Pine Hills and violates the community character of our neighborhood which is not a commercial zone. We are not as wealthy and entitled as the unethical, untrustworthy & avaricious Juebs, but we have lived here for over 30 years and wish to protect the integrity of our precious residential community from exploitative grifters. We don't understand why the county is allowing this suspect, illegitimate, commercial operation to have a foothold in a family neighborhood against the wishes of residents. This is our home, we raised our children here, and unlike the Juebs we care about our neighboring families.

Thank you for your time,
Suisei & Arthur Goguen
3415 Doolittle Rd
Monument CO 80132

Sent from Gmail Mobile

Ashlyn Mathy

From: Susan Johnson <susjohnson34@gmail.com>
Sent: Friday, April 5, 2024 9:19 AM
To: Ashlyn Mathy
Subject: Pine Hills Glamping Structures

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Hello,

I wanted to voice my continual opposition to the Glamping site in Pine Hills. We are a residential community and we purchased our property in 2005, knowing the 5 acre lots could not have more than one residence. Pine Hills is not zoned a commercial area. There should not be tents, RVs, or other structures on the Glamping property, only one residence. I suspect if more residents of this area knew that Chris Jeub submitted a request to place multiple structures on his property for short term rentals, there would be even more opposition. Our lives are busy and we count on our elected officials to honor the covenants in place.

Please, send me notices of hearings, and other important information regarding this matter.

Let me know if you have any other questions.

Sincerely,

Susan Johnson

Ashlyn Mathy

From: Steven Phillips <skservices.cos@gmail.com>
Sent: Sunday, October 1, 2023 4:07 PM
To: Ashlyn Mathy
Subject: File: AL2321, Parcel ID NO: 7127001011

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Ashlyn,

This regards the Monument Glamping 1 - Special Use Modification

I received a notification letter from you providing the information about the modifications the Jeubs wish to make. I went to the Plan Review site and reviewed everything.

I didn't send anything in opposition to their original application (AL223), involving the glamping tents, but I am opposed to the modification. The tents are fairly unobtrusive, but I believe the modifications they are applying for will not be as unobtrusive; especially to the neighbors just to the north of them.

They have already placed a tiny home like unit, which apparently is already being used, on the property (besides the container unit home that is there) and to propose placing additional units, for a total of 12 (?) of these types of units (cabins and tiny homes), I do not believe is in the best interest of a residential community.

Thank you,

--

Steven Phillips
719-290-3300

Ashlyn Mathy

From: Steven Phillips <skservices.cos@gmail.com>
Sent: Monday, April 15, 2024 2:12 PM
To: Ashlyn Mathy
Subject: AL2321, Parcel# 7127001011
Attachments: CCF04152024_00000.jpg

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Ashlyn,

I had previously submitted a Letter of Opposition to the Monument Glamping Special Use Modification. I have not changed my mind regarding my opposition, but I want to clarify and expand my opposition.

1. There is a CCR, a Declaration of Restrictions and Protective Covenants, document (which I will attach) filed with the El Paso County Recorder on October 9, 1957 (Book 1652, Page 421), Reception# 52224. This document, which is a legally filed and therefore a legally binding document, prohibits the entire glamping operation as a whole. Not just the Modification, but the entire operation, from its inception, onward.

2. Chris Jeub (DBA Monument Glamping) has not only clearly been in violation of this CCR, but for years now, he has been in violation of the EPC ordinances, rules, and regulations. He has been given notices regarding many of those violations. To date, in clear defiance of EPC, he has not rectified those violations and has in fact added more violations to the situation. He literally brags about what he is doing. He has demonstrated a continuous, blatant disregard for the authority of EPC. I would argue he is demonstrating a disdain for EPC and its authority.

3. By all of the information I can find, EPC has not held Chris responsible for these multiplying violations, and has actually rewarded his disregard and disdain for EPC. Why? I am especially flummoxed, because EPC has made it abundantly clear to other neighbors, regarding other matters, that they absolutely must come into compliance, or there will be significant consequences. Is EPC showing a flagrant preferential treatment, or flagrant discrimination, or just a flagrant disregard for the enforcement of their own ordinances, rules, and regulations?

4. Chris has simultaneously demonstrated a willingness to misrepresent the facts. I, along with other neighbors, were told certain things by Chris, only to discover it was going to become something entirely different. Why is this important? Because it demonstrates a disdain for not only EPC, but for his neighbors. It also, along with what I say in point #2, demonstrates a pattern of disregard for doing what he says he's going to do. In other words, we have no record of behavior that demonstrates Chris will do what he says, or what he is required to do.

5. This entire operation has grown well beyond the 5-6 small tents that Chris originally told me he was planning to do. I believe it is highly likely, he has had intentions all along to do much more. He brags on

his Monument Glamping YouTube site about all of the money he is making. He simultaneously mocks and derides his neighbors, using chosen pejoratives, for voicing concerns about what he is doing.

6. Chris is a former debate coach and is truly quite adept at presenting himself and his positions/arguments. He "sells" himself quite effectively and I cannot help but wonder if EPC personnel haven't come under the sway of his very effective presentations.

Based on these facts I have presented, I am not only declaring my adamant opposition to the Modification, but I am requesting that EPC take immediate steps to revoke the entire Special Use. He has been in constant violation of various ordinances, rules, and regulations for years and he is also in clear violation of the legally binding CCR that I have attached. For all of the reasons I have stated, this Special Use should be revoked in its entirety.

Thank you,

Steven Phillips
2620 Spaatz Rd

October 8 2023

Ashlyn Mathy-Planner

Elpaso County Planning and Community Development

Ms, Mathy,

I have reviewed the AL2321 plan documents to find this use to be unacceptable within the RR5 zoning in Pine Hills.

This area is zoned Rural Residential and not in a business aspect as stated.

The amount of water and septic needs are more than a existing single family home and may impact the neighboring domestic wells. The amount of waste water 1200 gallons per day also exceeds the amount of a single family residence and may affect neighboring domestic water well quality.

This area is zoned RR-5 and Agricultural ratings. This zoning does not include a camping business. Nor do I see access per the plan for emergency vehicles.

Rickenbacker is a well maintained country road with its sharp turns and steep southern direction and turn.

I cannot support this project and I stand opposed.

Should you have any questions, please feel free to contact me at LtSmokey@aol.com.

Best Regards,

Thomas W. Eastburn

3725 Spaatz Road

Monument, Colorado 80132

Ashlyn Mathy

From: Alicia Johnson <chickenmama2@hotmail.com>
Sent: Wednesday, May 8, 2024 5:13 PM
To: Ashlyn Mathy
Cc: chrisjeub@gmail.com
Subject: Monument Glamping

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I would like to add a letter of support for Monument Glamping. I am Alicia Johnson and I live up the road at 3915 Spaatz Rd.

I understand that Chris and Wendy are wanting to make some improvements to their Glamping Business on their property. I am in full support.

I have lived up the road for almost 30 years. I drive by their place frequently through the years. I did not even notice that they had anything going on different at their place. The only reason that it was brought to my attention was because the neighbor started posting nasty things about them personally and their business on the local social media. I don't think anyone else really noticed or had a problem until they started that. I know lots of the neighbors and there has been no talk about it, this is just my observation and opinion.

After hearing all of that, I have made a point to drive by everytime I come home that way to see what I can see. I also have driven to the new development across the creek to see what I can see from there. I can't see anything going on at all. I can see one tent from the road and a couple of cars in the driveway, thats it.

We all moved here so we could do what we want on our own property, we all do. Our neighborhood is full of home businesses, cars, RV'S, horses, barns,green houses, sheds, tractors etc...we love it, we all do. I can tell you there are far more things going on at many homes that are much more invasive than what they have going on at their place.

I am glad that they have found something nice to do with their property that makes them happy, I honestly would like them to succeed. They are a nice family, good citizens and all around good people to have around. I am glad to have them in our neighborhood.

Sincerely,

Alicia Johnson

Ashlyn Mathy

From: Josh Berning <berningjosh@gmail.com>
Sent: Monday, October 2, 2023 6:50 PM
To: Ashlyn Mathy
Subject: Monument Glamping support

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Hello Ashlyn, My name is Josh Berning I own the property northeast of Chris & Wendy Jeub & Arlene looking down on the the glamping operation. 16425 Mitchell Ave. Monument Co. I'm writing this email. In support of Monument Glamping. In the past three years it has not affected me. I have not noticed any noise issues or general trouble whatsoever. I think it contributes nicely to the new neighborhood, Willow Springs Ranch, and to myself for a place for friends and family members to stay when visiting.

Sincerely, Josh Berning
Sent from my iPhone

Ashlyn Mathy

From: JonLiljestrand <JonLiljestrand@protonmail.com>
Sent: Monday, May 6, 2024 1:14 PM
To: Ashlyn Mathy
Subject: In Support for Monument Glamping

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Dear Ms. Mathy,

I am writing to express my enthusiastic support for the proposed Special Use Modification sought by Monument Glamping. As a resident living on the same creek, I have a vested interest in the development and sustainability of our local area. The request to transition from tent-only structures to non-tent accommodations and to increase the number of units from 8 to 12 is not only reasonable but a promising advancement for our community.

Firstly, allowing non-tent structures will enable Monument Glamping to provide more secure and comfortable accommodations, extending the seasonal usage of the site and enhancing the overall guest experience. This shift is crucial for the long-term viability of the glamping site, as it adapts to the growing demand for accessible and slightly more upscale camping options.

Secondly, increasing the number of units from 8 to 12 will undoubtedly bring more visitors to our area, boosting local tourism and economically benefiting the surrounding businesses and services. This expansion is moderate and thoughtful, ensuring that it remains in harmony with the environmental and scenic beauty of our creek.

I have witnessed first-hand the careful management and positive impact Monument Glamping has had on our community. Their commitment to environmental stewardship and community engagement is commendable. The proposed modifications will allow them to continue contributing positively to our local economy while respecting the natural landscape that we all cherish.

I trust that your decision will take into account the long-term benefits that this proposal offers not just to Monument Glamping, but to our community as a whole. I am confident that this project aligns with the goals of sustainable and community-friendly development that our county upholds.

Thank you for considering this matter. I am hopeful for a favorable response and am excited about the potential improvements these changes could bring to our beloved creek.

Sincerely

Jonathan Liljestrand

Sent with [Proton Mail](#) secure email.

Ashlyn Mathy

From: Jason Schott <jetschott@gmail.com>
Sent: Tuesday, October 10, 2023 6:12 PM
To: Ashlyn Mathy
Subject: Monument Glamping 1 - Special Use Modification Support

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I support Chris and Wendy Jeub and their desire to modify their Special Use Permit to allow for five tent sites and three mobile/wheeled sites at Monument Glamping 1. Reading most of the opposition letters written by our neighbors so far, it appears most of them have not spoken to Chris, which is disappointing since the Jeubs appear to be very open to discussing ways to make Monument Glamping a positive experience for the neighborhood. For instance, the Jeubs have encouraged us all to petition El Paso County to use the sizable fees they have paid to start their business to improve the neighborhood roads so that all of us that live here in Pine Hills can benefit. The Jeubs are making reasonable efforts to meet code requirements and I applaud their sensible, neighbor-sensitive, and entrepreneurial approach.

Jason Schott
2865 Spaatz Rd, Monument

Ashlyn Mathy

From: Michael Hoard <mjhoard@hotmail.com>
Sent: Friday, May 17, 2024 1:38 PM
To: Ashlyn Mathy
Subject: Jeub Support Letter

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May 17, 2024

Please include this letter in the review file for the Planning Commission and Board of County Commissioners.

I've lived on the 5.5 acres where a portion of my property backs to the rear of the Jeub's glamping property for over three years. I'm not aware of any argument one could make in opposition to the Jeub's glamping business and it's proposed small expansion. Over these year's I've endured more eye sore and yard clutter from the neighbors on either side of the Jeub's property. There's been no issue with noise, disturbance, misbehavior or any other negative claim one could possibly propose coming from the Jeub's operation.

We've all moved onto these properties to be able to use them, enjoy the space and take in the views in a rural setting. In my experience, the way the Jeubs have used and are proposing to continue to use their property does not prevent the quiet enjoyment of their neighbors. In fact, it's nice to see the Jeubs using their property to its fullest!

The only threat I see to the quiet enjoyment of the properties we own is the current re-zoning efforts being made by unscrupulous developers that think they can re-write the rules midgame to further their financial gain at the expense of those that bought these properties based on the current zoning that would allow us to remain living in a rural setting.

Thanks for your consideration,

Michael Hoard

2295 Doe Tracks Ct.
Monument CO 80132

Nathan & Melissa Liljestrand

16385 Rickenbacker Ave.
Monument, CO 80132
nmliljestrand@gmail.com

October 13, 2023

Ashlyn Mathy,

We live 2 properties to the north of Chris and Wendy Jeub. Our proximity to them not only allows us to see over into their property, with views of most of the glamping sites, but also to be on the road where the majority of glamping patrons drive by, coming to and from the Jeub's property. The impact of travel on the road has not been overwhelming or a problem. Their outdoor accommodations have been dappled about their 6+ acre property and improvements to the features and amenities have continued to be made. We understand that the definition of what is considered beautiful, tasteful, acceptable, or unappealing in describing the aesthetics of both the glamping tents or recreational vehicles/structure on wheels is subjective, as everyone will have a different idea of what they find beautiful, tasteful, acceptable, or unappealing. It is so with any shed, garden, chicken coop, carport, barn, personal RV or tent, tree fort, yurt, yard art, fence line, wood pile, compost corner, animal enclosure, etc. that any of us may place on our properties in accordance with our zoning use. Some of these things may be lovely to some and ridiculous to others. But that is our prerogative. We do as we see fit for each of our household's/family's/livestock's/property's needs with the liberty of not living within an HOA's covenants. As ones who are often outside working on and around our own property we have personally observed the gleeful laughter of excitement and peaceful serenity of individuals enjoying the nature surrounding them while partaking in the glamping experience. We are in support of Chris and Wendy's request to change their already approved 8 units to the broader label of "glamping sites" not just "tents" to allow for more unique stays. Being that they are trying to appeal to well-paying glamping guests, we do not doubt that their selection of units will be done so tastefully and with careful consideration. We support their creativity in their small business ventures as owner-operators of Monument Glamping. We believe that supporting small business helps strengthen community by contending for small business commerce, keeping greater negative impact by large corporation operations further at bay. We truly appreciate all of our neighbors we have had the pleasure of meeting and the opportunity to continue to build community with.

Sincerely,

Nathan and Melissa Liljestrand

2024-05-26

Letter of Support
for Monument Glamping
Special Use Permit Modification

File # AL 2321

To: El Paso County, Colorado, Planning Department

This is a letter to support our neighbors Chris and Wendy Jeub, owners and operators of the glamour camping operation *Monument Glamping*. As we understand it, they are applying to modify their existing special use permit so they can increase the number of camping units on their property.

We met with Chris and Wendy earlier this month at their home and place of business, so we could understand firsthand what "glamping" is about, and as neighbors to also discover the impact from an increase in units. Chris and Wendy gave us a tour of their property, explained their operation, and showed us camping units as we asked about each. One unit was rented at the time so we didn't visit that.

Overall our impression was that it is a professional, quiet, and low impact operation. Actually, upon arrival we noticed only three camping units spread well apart; we had to have Chris point out the others. They are not very visible; certainly not from the road.

Chris informed us that they want to add four additional camping units, and that this resulted in opposition from some neighbors. Frankly, we don't see why. There's plenty of room and the property is situated such that most of it isn't very visible anyway. Four, or even ten, additional units would be hardly noticed. Chris also mentioned that they plan to add natural-looking screening in key areas to address the concerns of adjacent neighbors. This seems quite generous. There's many properties in the area that have densities of outdoor shacks, huts, and the like, that exceed the low density we found on the property. Too, having recently added screening trees to our farm, we know that the cost of trees and fencing is quite high. To pay for it, it seems appropriate that Chris & Wendy be allowed to increase their revenue with the new units.

As for road traffic from their operation, we say ... what traffic? Heck, just the Amazon and Walmart+ delivery truck traffic far exceeds what a dozen camper groups could ever generate.

So, all in all, we hope you approve their request so they can improve their business.

Thank you for considering our input,



Steve & Cathy Roscio
Fall Mountain Farm
16300 Mt Herman Rd
Monument, CO 80132
info@FallMountainFarm.com

RESOLUTION NO. 24-

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

APPROVAL OF SPECIAL USE

MONUMENT GLAMPING 1 - SPECIAL USE MODIFICATION
(2024 : NEW SUBMITTAL WITH PROPOSED CHANGES)

WHEREAS, Chris Jeub, did file an application with the El Paso County Planning and Community Development Department for approval of a special use to allow a modification to the previously approved file number AL223, Recreational Camp, to allow for an increase from 8 to 12 sites and allowing for hard sided structures in addition to yurts and tents within the RR-5 (Residential Rural) zoning district for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on June 6, 2024, upon which date the Planning Commission did by formal resolution recommend disapproval of the application with conditions and notations; and

WHEREAS, a public hearing was held by this Board on June 27, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Planning Commission and Board of County Commissioners.
2. Proper posting, publication and public notice was provided as required by law for the hearing before the Planning Commission and Board of County Commissioners.
3. That the hearings before the Planning Commission and Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and reviewed, and all interested persons were heard at those hearings.
4. All exhibits were received into evidence.

5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor.

WHEREAS, pursuant to Section 5.3.2 of the El Paso County Land Development Code, as amended, in approving this special use, this Board considered one or more of the following criteria:

1. The Special Use is generally consistent with the applicable Master Plan;
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;
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;
4. The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access;
5. The Special Use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution;
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
7. The Special Use conforms or will conform to all other applicable County rules, regulations, or ordinances.

NOW, THEREFORE, BE IT RESOLVED, that the El Paso County Board of County Commissioners, Colorado, hereby approves the application for a Special Use to allow a modification to the previously approved file number AL223, Recreational Camp, to allow for an increase from 8 to 12 sites and allowing for hard sided structures in addition to yurts and tents within the RR-5 (Residential Rural) zoning district with the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. Approval is limited to the recreation camp, as discussed, and depicted in the applicant's letter of intent and site plan drawings.
2. No generators are to be utilized on sites located within 200 feet of the property line to ensure noise impacts are reduced to adjacent properties.
3. All exterior lighting shall be turned off between the hours of 10pm and 6am.
4. Quiet hours are between the hours of 10pm and 6am.

5. The applicant shall be required connect all sites to an individual or community on-site septic system(s) approved by El Paso County Health Department and depicted on the Site Development Plan unless the site is depicted as a tent-site only.
6. At the Site Development Plan submittal, the applicant shall provide an updated septic permit reflecting the requested 12 sites or specify specific sites as tent sites only that do not require septic permitting.
7. Any outstanding road impact fees will be due at the time of the submittal for the site development plan (In accordance with BOCC Resolution 19-471 (as amended)).
8. The applicant shall receive approval of a Site Development Plan to include a utility plan within one-hundred and twenty (120) days of Special Use approval. The deadline for receipt of approval of the Site Development Plan may be extended by the PCD Director, at his or her discretion, if the Director finds that the applicant has made a good faith effort to secure such approval.

NOTATIONS

1. Special Use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification, or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or Special Use conditions/standards are being violated, preceded by notice and public hearing.
3. If the Special Use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 27th day of June 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

LOT 2 BLK 1 VANS SUB

RESOLUTION NO. 24-

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

DISAPPROVAL OF SPECIAL USE
MONUMENT GLAMPING 1 - SPECIAL USE MODIFICATION
(2024 : NEW SUBMITTAL WITH PROPOSED CHANGES)

WHEREAS, Chris Jeub, did file an application with the El Paso County Planning and Community Development Department for approval of a special use to a modification to the previously approved file number AL223, Recreational Camp, to allow for an increase from 8 to 12 sites and allowing for hard sided structures in addition to yurts and tents within the RR-5 (Residential Rural) zoning district for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on June 6, 2024, upon which date the Planning Commission did by formal resolution recommend disapproval of the application with conditions and notations; and

WHEREAS, a public hearing was held by this Board on June 27, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission Members during the hearing, this Board finds as follows:

1. The application was properly submitted for consideration by the Planning Commission;
2. Proper posting, publication and public notice were provided as required by law for the hearing before the Planning Commission;
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted and that all interested persons and the general public were heard at that hearing;
4. All exhibits were received into evidence;
5. The proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations; and
7. That for the following reason(s), the proposed Special Use is not in the best interests of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County: *(check all that apply)*
 - a. That the proposed Special Use does not conform to Chapter 5, Use and Dimensional Standards, Section 5.3.2, Special Use, of the El Paso County Zoning Resolutions.
 - b. The Special Use is not consistent with the applicable Master Plan.
 - c. That the Special Use is not consistent with the intent and purposes of the zoning district where the use is proposed to be located or does not conform to the approved development plan.
 - d. The Special Use will not be in harmony with the character of the neighborhood, and compatible with the existing and allowable land uses in the surrounding area;
 - e. That the Special Use will result in an over-intensive use of land.
 - f. That the Special Use will overburden or exceed the capacity of public facilities and services or, in the alternative, the special use application demonstrates that it will not provide adequate public facilities in a timely and efficient manner.
 - g. That the Special Use will create undue traffic congestion or traffic hazards in the surrounding area, and does not have adequate, legal access.
 - h. That the Special Use will cause significant air, water, light, and/or noise pollution.
 - i. That the Special Use will otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County.
 - j. That the Special Use does not or will not conform to all other applicable County rules, regulations or ordinances.
 - k. That the proposed land use does not permit the use of an area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor.
8. That for the above-stated and other reasons, the proposed Special Use is not in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED, that the petition for approval of a Special Use to allow a modification to the previously approved file number AL223, Recreational Camp, to allow for an increase from 8 to 12 sites and allowing for hard sided structures in addition to yurts and tents within the RR-5 (Residential Rural) zoning district, as submitted by Chris Jeub, in the following described unincorporated area of El Paso County be disapproved.

DONE THIS 27th day of June 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

ATTEST:

By: _____
Chair

By: _____
County Clerk & Recorder

EXHIBIT A

LOT 2 BLK 1 VANS SUB