

Letter of Intent for Application for Special Use Permit

Monument Glamping El Paso County, Colorado



Chris & Wendy Jeub
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Monument, CO 80132
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Project #EA21240
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Please update with
"PCD File No.
AL-22-003"



roud Members

of the American Glamping Association

Property Information

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

Application

This application is for a Recreation Camp, a Special Use allowed in Table 5.1 Principal Uses in the El Paso Land Development Code in the RR-5 Residential Zoning District.

To Whom It May Concern,

We are Chris and Wendy Jeub, residents of Colorado on the same unincorporated El Paso property for 22 years. We are both educators, Chris an English teacher and Wendy a homeschool mom. Our property is beautiful and we have been blessed to raise most of our kids here — 6.44 acres with Monument Creek flowing through it year-round. Shopping centers are just a mile to the East, and trailheads into Pike National Forest are just a mile to the West. We believe that our property is uniquely suited for a glamping operation.

We started Monument Glamping in 2019 when we remodeled our bedroom. We built a platform, set up our hunting tent, and moved our master bedroom outdoors. What a magical time we had that month! During the remodel, a desire grew in our hearts to share the experience of glamping with others. We placed our tent on Airbnb to see how it would go. We hosted 45 guests the rest of that summer.

Since then we quietly ran a modest glamping operation that grew to six units. We became members of the American Glamping Association, invested in outdoor hospitality courses, and have become active in the glamping community abroad. We have filled an incredible market need for travelers and "staycationers" who are looking for rest and relaxation in northern El Paso County. Our property seems perfectly fitted for the growing market of outdoor hospitality.

We see these first few seasons of glamping as a "pilot" run. Today we ask for a Special Use Permit with El Paso County. We believe Monument Glamping is consistent with the county's Master Plan, will complement our neighborhood, will position nicely into the surrounding habitat, and will comply with all County rules, regulations and ordinances.



Criteria of Approval

Monument Glamping fulfills the Criteria of Approval in the Land Development Code, summarized as follows. All page numbers reference *Your El Paso Master Plan* pdf document found at <https://planningdevelopment.elpasoco.com/>.

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

It is interesting to note that our glamping operation started about the same time El Paso County finished their work on the new Master Plan. While the county worked from 2019 through 2021 to finalize important goals for the development of El Paso County, we quietly developed glamping in our small oasis of unincorporated land. Now that the Master Plan has been adopted, we cannot think of a better application of the Master Plan than our glamping operation.

Our property is zoned RR-5, known in the new Master Plan as "Large-Lot Residential" (Page 26). It serves as a transition between rural and suburban placetypes. While the zoning primarily consists of single-family residential properties of at least 2.5 acres, the zone allows for accessory dwelling units (ADUs) and allows limited commercial uses. Land the size of our lot (6.44 acres) could support parks and open space, too.

PLACETYPE: LARGE-LOT RESIDENTIAL

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

<h4>Character</h4> <p>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.</p> <p>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.</p>	<h4>Land Uses</h4> <p>Primary</p> <ul style="list-style-type: none">• Single-family Detached Residential (typically 2.5-acre lots or larger) <p>Supporting</p> <ul style="list-style-type: none">• Parks/Open Space• Commercial Retail (Limited)• Commercial Service (Limited)• Agriculture
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Glamping encompasses all of these. In fact, looking at all the placetypes in the new Master Plan, we cannot find any that fits glamping better than Large-Lot Residential. With perhaps Mountain Interface (Page 40) as a close exception, Large-Lot Residential is a great fit! While we are requesting a special use permit for operating Monument Glamping, we are arguably close to being in compliance with the current Land Development Code.

Monument Glamping is consistent with the applicable Master Plan in other ways, too, notably:

- Accessory Dwelling Units (ADUs) are allowed in the Master Plan (Page 61).
- "Ensuring compatibility between the built and natural environment is a key component of Your El Paso Master Plan" (Page 64).

- The rural character of the county is "a critical County asset that residents, particularly in unincorporated areas, wish to see maintained" (Page 64).
- "Since Colorado receives about 300 days of sun per year, it provides an excellent platform for solar power and the focus for future alternative energy sources" (Page 108). Our off-grid sites will have one solar panel with a lithium battery for guests to keep charged with electricity.
- Our Master Plan includes community health "by fostering environments that increase safe access to things like play and active recreation" (Page 126). We cannot emphasize more on how Monument Glamping serves people in El Paso County, especially from people busting out of urban parts of the county to enjoy our unique, pristine land. Monument Glamping is an incredible "staycation" for El Paso County residents.

We are conservationists, and we agree wholeheartedly with the Master Plan's Environmental Compatibility and conservation efforts. On Page 65 the Large-Lot Residential placetype is singled out to preserve El Paso County's rural character. Especially with the PUDs coming up to even the border of our property, Monument Glamping inherently safeguards natural habitat and scenic views. As stated, "The County should evaluate new developments on a case-by-case basis to determine their impact on these natural assets," and indeed Monument Glamping protects these assets.

The Master Plan's Core Principle #9 says, "Prioritize and protect the County's natural environment" (Page 128). Our application gives due diligence to ensure properly permitted water from our well, a new septic system, and input from US Fish & Wildlife to protect mouse habitat. Housing is being built all around our property, but Monument Glamping preserves the property and habitat for wildlife around us.

Monument Glamping is a business, too, a "limited" commercial service allowed in our placetype. Therefore we agree also with the Master Plan's dedication to entrepreneurial ventures like ours. "The County should actively support initial efforts to support entrepreneurs and small, new-business startups" (Page 73). Later in the same paragraph, the Master Plan admits this is challenging, but calls to encourage and support "new ventures in unincorporated County communities." Again, Monument Glamping fits this nicely.

It is important to note this inherent characteristic of glamping: *the use of private*

Large-Lot Residential

Within the Large-Lot Residential placetype, conservation design should be primarily utilized for preserving El Paso County's rural character, defined by large swaths of open space with minimal development. Additionally, some Large-Lot Residential parts of the County include environmentally sensitive areas that need to be protected. Development should not be allowed within a certain distance of the critical natural assets to ensure they are not negatively impacted by future development. Protecting farmland and scenic views is also an important component of conservation design within Large-Lot Residential areas. The County should evaluate new developments on a case-by-case basis to determine their impact on these natural assets.

property. The accessory use of the property is Home Occupation Residential; glamping is Recreational Use as a Principal Use (see Tables 5-1 and 5-2 and 5.1.2 Types of Uses and Limit on the Number of Uses per Lot or Parcel in the County Code). Unlike typical campgrounds or RV parks, glamping aims for a user experience that is private, hospitable, and safe. Sites are spacious and roomy with significant distance between each other. We are onsite owners of our property, always accessible to our guests. This lends to the Master Plan's dedication to home businesses. "By allowing residents to manage compatible, low-intensity personal businesses from their home, the County is creating greater opportunities for new companies to be established" (Page 73).

Home Businesses

One method for supporting rural economic growth is home-based businesses. A home-based business reduces startup and operational costs by removing the need for separate workspace. By allowing residents to manage compatible, low-intensity personal businesses from their home, the County is creating greater opportunities for new companies to be established. Additionally, these new businesses could be providing a missing good or service directly to their communities.

This same paragraph notes that "new businesses could be providing a missing good or service directly to their communities" (Page 73). It is no wonder that several of our guests have been visitors from Colorado Springs' denser communities. Like "glamping" is a new concept to outdoor hospitality, so are "staycations" in the tourism market. Monument Glamping is solving for a missing need in other denser areas of El Paso County.

Glamping itself should fall under Goal 7.2 of the Master Plan: "Explore projects, programs, and initiatives for enhancing tourism in unincorporated areas." Most of our guests have been people looking for a unique stay while they visit Colorado Springs area attractions. Some of our guests are couples where one grew up camping, the other prefers a hotel, so "glamorous camping" is a perfect compromise.

"Millions of people visit El Paso County each year and according to Visit Colorado Springs, the tourism and promotional nonprofit for the Pikes Peak Region, in 2018 visitors spent about \$2.25 billion dollars in the region" (Page 120).

Even more exciting is the Master Plan's recognition of "niche experiences" (Page 121). We have explored offering an AirBnB experience leading guests into Pike National Forest to walk dogs and explore some local hiking trails, as well as brewed our own homemade wine

Niche Experiences

Visitors are also looking for local experiences that connect them to a destination's history, people, and culture. With offers through AirBnB Experiences, people can curate their own bespoke adventures in the places they travel to such "Learn to make croissants with a Parisian" or "Dye your own silk scarf with a working artist." This rising demand for niche travel and customized experiences is even more crucial to address with reopening businesses to tourism after the COVID-19 pandemic that forced social distancing protocol across the U.S. These small-group tourist experiences provide tourist attractions in a more controlled setting and offer an alternative way to spend your leisure time in the region while avoiding crowds in public spaces and at events. Small group activities can include but are in no means limited to art making, wine tasting, walking tours, or horseback riding sessions. Forming partnerships with small businesses, artists, and indoor and outdoor recreation providers and giving them a platform to offer bespoke travel experiences for tourists directly through the County or Colorado Springs Convention and Visitor Bureau (CSCVB) website would give consumers confidence and encourage them to travel to the region.

for wine tastings with our guests. The Master Plan recognizes "this rising demand for niche travel and customized experiences" and encourages small businesses like ours by "giving them a platform to offer bespoke travel experiences for tourists." In fact, this section of the Master Plan even identifies "walking tours" and "wine tastings," both signature offerings of Monument Glamping.

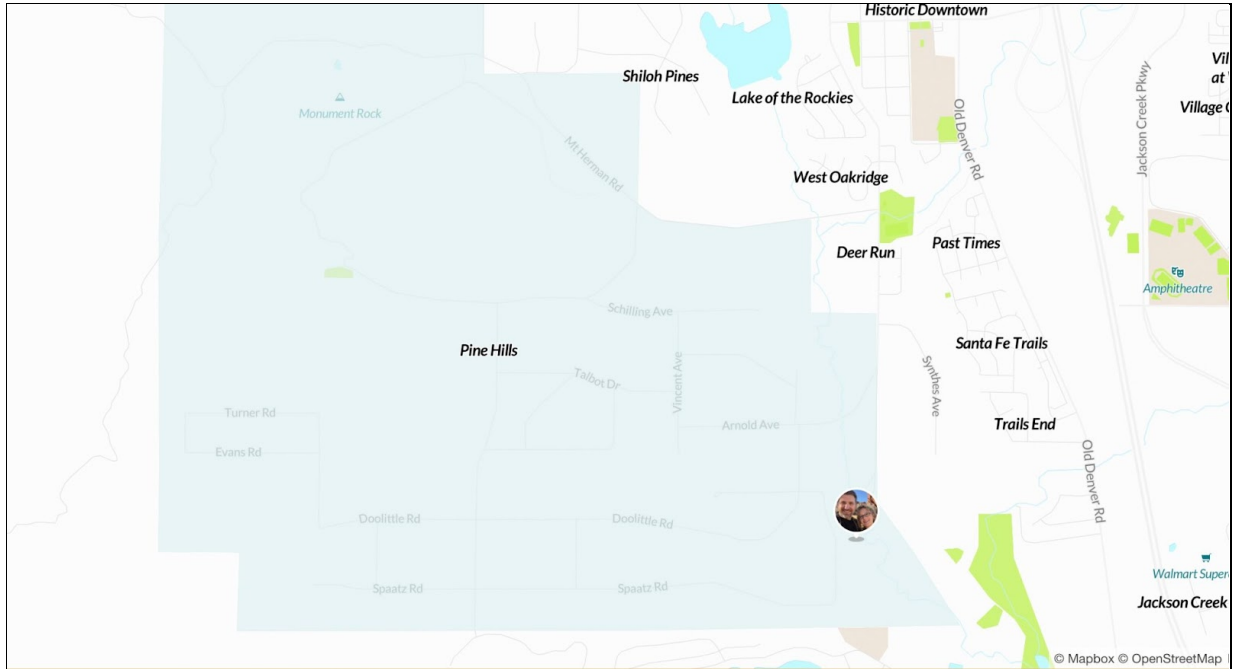
A glamping operation does not yet exist in El Paso County, but several have successfully launched in other counties of Colorado. Here is a short list from glamping website portals that should help understand how Monument Glamping will be consistent with El Paso County's Master Plan:

- <https://glampinghub.com/unitedstatesofamerica/mountainstates/colorado/pagosa-springs/glamping-tent-springs-colorado/>
- <https://glampinghub.com/unitedstatesofamerica/mountainstates/utah/monticello/two-person-tent-romantic-getaway-in-utah/>
- <https://www.hipcamp.com/colorado/romantic-forest-getaway/romantic-forest-getaway>
- <https://www.hipcamp.com/en-US/colorado/bearly-rustic-camping/bearly-rustic-camping>
- <https://www.airbnb.com/rooms/45149429>
- <https://www.airbnb.com/rooms/50709268>

The Master Plan identifies the Board of County Commissioners as "the main governing body for El Paso County with powers granted by the General Assembly of the Colorado State Legislature" (Page 91). No doubt several considerations are made when allowing a special use for a unique property such as ours. But as we read from the details of the Master Plan, we are convinced that Monument Glamping is 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;

Monument Glamping is tucked in at the southeast of Pine Hills on the lightly-utilized Rickenbacker Avenue, out of the common paths of our neighboring 5-acre lots, but close to the commerce of northern El Paso county. This map shows where we are located within Pine Hills:



Our direct neighbors already have tented garden beds that resemble tents. On the other side of our property is a larger 39.5 acre lot currently uninhabited, though the barn is rented by a farmer to raise goats, horses and chickens. Across the street are three 5-acre plots, one of whom has a chicken coup and barns for agricultural operations. Monument Creek flows through the eastside of our property with the Willow Creek Subdivision of the Town of Monument on the other side.

The Tri-Lakes area has an established character that we believe has a welcome home for Monument Glamping, much more so than larger developments that have spread their way into our area. The Master Plan admits,

"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" (Page 21).

We consider Monument Glamping a most perfect "evolution" to the development of our county. As stated in the Master Plan,

"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" (Page 21).

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;

Glamping itself does not bring a burden to public facilities and services. The activity typically attracts tourists who visit local venues and attractions during the day while enjoying evenings of relaxation.

In the case of an emergency, our proposal asks for no more than eight individual glamping units that will be accessible through our driveway, allowing access for fire and ambulance services. Access will lead to half of the units, and the other half of the units (those down the hill) accessible with a short hike of no more than fifty yards.

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

There are only six houses on Rickenbacker Avenue, off the beaten path of the larger Pine Hills Subdivision. Our property is incredibly low impact and our glamping operation does not create unmitigated traffic congestion or hazards. This was stated in the Early Assistance Meeting (see Early Assistance Meeting in EDARP) by Carlos Hernandez Martinez, Engineer of El Paso County Planning & Community Development, when he said no traffic impact report is needed due to the low impact inherent in our glamping operation.

Please revise. A traffic impact study is not required if criteria from Engineering Criteria Manual (ECM) Appendix B.1.2.D is satisfied. Per EA21240, applicant is required to address each individual criteria in ECM Appendix B.1.2.D in the letter of intent. Please see image below for reference.

5. The special use will comply with all applicable laws and regulations

Monument Glamping will comply with all applicable laws and regulations regarding air, water, light, and noise. We did the following.

We hired Eric Trout, who will help us create a Water Plan for our property.

...details. In summary:

There is one existing Denver Aquifer household-use only well on the Subject property under well permit number 161942. This well will be re-permitted under our plan for augmentation requested in this application. Additional well permits will be applied for prior to construction of additional wells."

A new septic tank is designed and will be installed before any flushable septic solution is operational. Soils testing and the septic engineering has been completed at the time of this application. See attached Profile Pit Evaluation and Commercial Septic Plans for details. In summary:

"Due to a multi-family system being required, the septic system to be installed on

Please include the anticipated peak number of guests traveling to and from the property.

- D. No TIS Required. No TIS is required if all of the criteria below are satisfied:
- Vehicular Traffic: (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6) no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.
 - Pedestrian Traffic: Paved pedestrian facilities exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new pedestrian traffic.
 - Bicycle Traffic: Paved bicycle lanes or paths exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new bicycle traffic.

Do you need an updated well permit and has it been approved for your use?

this site shall be designed by a Colorado Licensed Engineer. Based on the observed conditions, we feel a design based on an LTAR of 0.50 GPD/SF (USDA 2A, treatment soil, treatment level 1) is reasonable. Maximum depth of the installation shall not be deeper than 4 feet below the existing grade."

Stated in the Early Assistance Meeting by Nancy Prieve (Natural Resources Specialist, El Paso County Community Services Department, Environmental Division), mouse habitat should be considered in the development of Monument Glamping. We contacted George L. San Miguel (Wildlife Biologist) of the Colorado Ecological Services Field Office of the US Fish & Wildlife Service. *See attached letter from US Fish & Wildlife.* He stated:

"There is no federal nexus to this project, thus the critical habitat designation for Monument Creek is not a factor in this consultation."

Air: No emissions will be expended.

Light: No industrial lighting will be added. The glamping sites will have decorative string lights on their patios.

Noise: There is no industrial noise in a glamping operation. Glampers themselves will be required to honor 10pm-8am quiet hours, and the Jeub family will be onsite to enforce this at all times.

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

Stated in the Early Assistance Meeting by Kat McCarvy (Public Health including gray water must be disposed of in waste water connections. components will not be used long-term. Public Health recommended to hire engineers and create a septic system that will accept the flow from all the structures into one system. Design of this system has been submitted, and construction of this system will begin immediately upon acceptance of this Special Use Permit. *See attached Profile Pit Evaluation and Commercial Septic Plans for details.*

Will you be installing permanent bathrooms

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

This special use conforms and will conform to all other applicable County rules, regulations or ordinances. At the point of submittal we have:

- Permitted two structures to Pikes Peak Regional Building Department, currently extended for the completion of this special use application.

Please state which structures were permitted and if they were permitted through the County

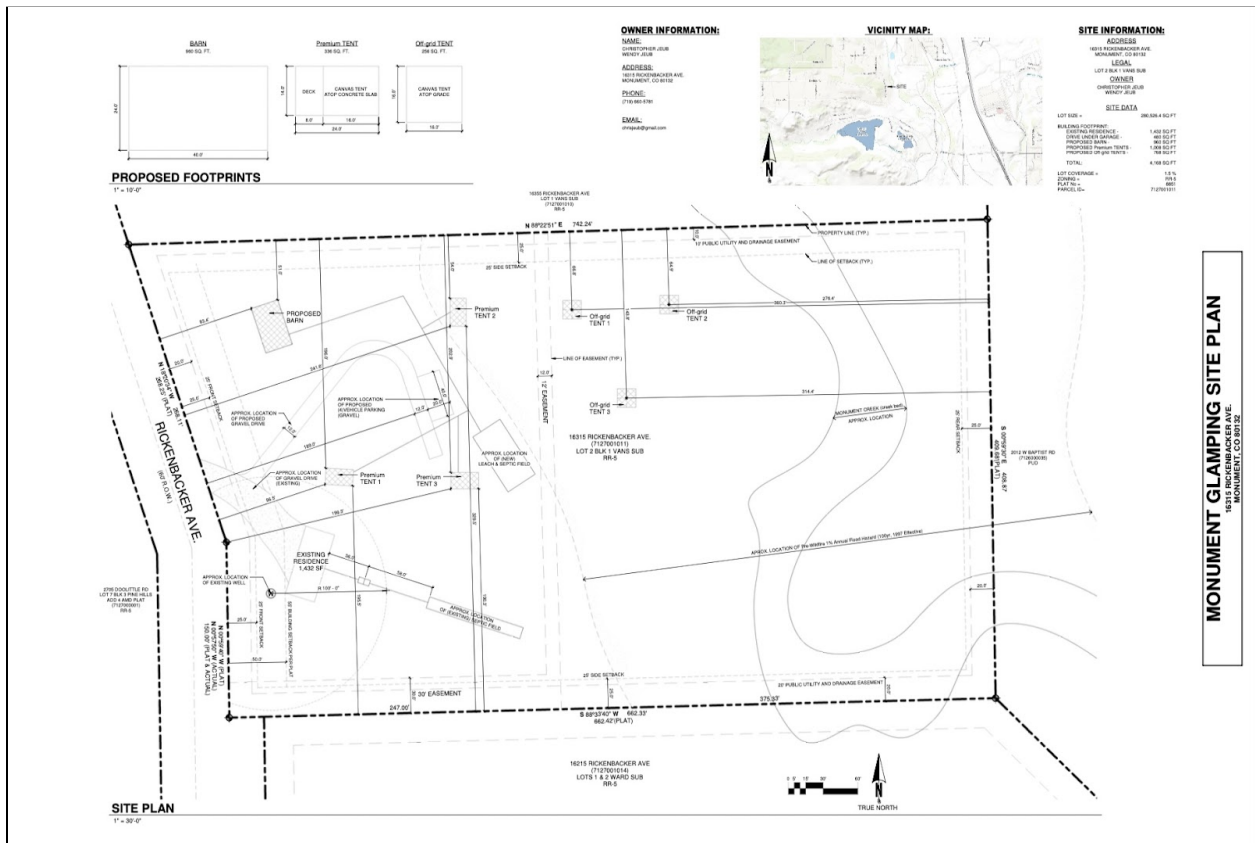
- Had a Profile Pit Evaluation and Engineering Plans for a new septic system as directed by the El Paso County Health Department. *See attached Profile Pit Evaluation and Commercial Septic Plans for details.*

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

Photos of Monument Glamping



Site Development Summary



See the Monument Glamping Site Development Plan (submitted concurrently with the Monument Glamping Special Use Permit) for details.

Site features include access through our driveway on Rickenbacker Avenue to lead to a four-stall parking area and barn. The parking area and barn will serve as a maintenance area with dumpster pad location, electric service, and water service installations all tapped from the existing services to the property. This area will not have any disturbance outside of the property. The overall development scope of work is anticipated to consist of control measure installation, excavation for footers and foundations, pre-engineered building erection and construction, utility service trenching, and gravel for the driveway.

Access will continue down the hill to three "premium" glamping sites. These units will consist of concrete slabs with treated lumber decks facing away from the road and toward the view of Monument Creek. The premium sites will each have a single parking spot and a separate 120 s.f. floating deck with privacy fencing for a toilet, shower, and two-person hot tub.

The driveway will end at the edge of the floodplain and have a landscaped walkway to

Please state the approximate amount of land disturbance that is existing and proposed. Land disturbance equal to 1 acre or greater OR 500 cubic yards of soil requires an Erosion and Stormwater Quality Control Permit (ESCQP), Grading and Erosion Control Plan (GEC), SWMP, FAE, and Drainage Report.

three "off-grid" glamping sites down by the creek and within the floodplain. These sites will be 12x12 bell tents with awnings and a small picnic table and sitting area outside their door. These sites will have a single solar panel set up for simple charging of devices, but will not have running water or personal toilets, showers or hot tubs.

Construction for this project will start upon approval of this Special Use. We anticipate construction to last May 2022 through July 2022. The first phase of construction is anticipated to consist of excavation for the extended driveway, trenching for utility services and installation to meter locations, installation of a new septic system, erection of the barn, gravel installation, and landscaping. The second phase of construction is anticipated to consist of laying the concrete slabs, water stalls, and erecting the glamping sites.

Water is serviced by the existing Denver Aquifer household-use only well on the Subject Property under well permit number 161942. This well is being re-permitted under the plan for augmentation requested in this application. Sewage will be serviced by the new septic system (*See attached Profile Pit Evaluation and Commercial Septic Plans for details*). No additional access locations are proposed.

Conclusion

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

Please provide a statement confirming the proposed use will not adversely impact adjacent properties or existing drainage patterns.

Please include a discussion on the existing floodplain within the property summarizing impacts to the floodplain and mitigation.