



COLORADO

Parks and Wildlife

Department of Natural Resources

Southeast Region
4255 Sinton Road
Colorado Springs, CO 80907
P 719.227.5200 | F 719.227.5264

August 11, 2023

El Paso County Planning and Community Development
ATTN: Christian Haas, Project Manager
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Monument Glamping Special Use

Dear Ms. Haas,

Colorado Parks and Wildlife (CPW) has reviewed the information about the Monument Glamping II plan located at 18045 Highway 83 Colorado Springs, CO 80908 in El Paso County Colorado. CPW staff has seen the site and offers the following comments for your consideration.

CPW is concerned that some trees could be removed during the development process. The concern lies in the fact that trees may be currently occupied or be historic bird nesting sites. Please take care to avoid removal of trees with visible nests within the canopy. We recommend leaving as many native healthy trees on site and replacing trees that are removed with comparable native species on a 3:1 basis. Dead trees, or snags, provide valuable perching areas for native birds or nesting opportunities for cavity nesting species. Snags should be left standing where possible.

Black bears are common along the Front Range, and this proposed glamping area will potentially have bears coming into and around it. CPW recommends several measures to reduce the potential for human bear conflicts. First, we strongly recommend the use of bear-resistant trash containers, and that potential users of the proposed glamping area are advised that bears will be present in the area. If bear-resistant trash containers are not used, regular trash containers should then be stored in a locked storage shed until the morning of trash collection during those months when bears are most active (April - November). Second, users of the glamping area should also keep their food locked away bear proof containers or in a secure building. A copy of a brochure entitled, "Living with wildlife in bear country" is available for reference upon request from CPW. Bears that become habituated to people and human foods ultimately have to be euthanized. Proper education and trash/food storage reduces the number of these "problem" bears.

Feeding of all wildlife should be prohibited. It is illegal to feed big game including deer, elk, antelope, bear and mountain lion. CPW would recommend that the users of the glamping area be provided with educational material regarding wildlife feeding if they so choose. There is a sizeable resident herd of deer in the area that surrounds the potential glamping location. It is illegal to provide feed for deer because of health and safety concerns both for humans and the



deer. Concentrations of deer will attract predators, including mountain lions. Dangerous conflicts with mountain lions are rare, however care should be used when living in mountain lion habitat.

CPW recommends the development and implementation of a noxious weed control plan for the site. All disturbed soils should be monitored for noxious weeds and noxious weeds should be actively controlled until native plant revegetation and reclamation is achieved. All areas disturbed by the development should be revegetated with native plant species.

Thank you for the opportunity to comment on this development application. If you have any questions or require additional information please contact District Wildlife Manager Corey Adler at 719-439-9637 or via e-mail at corey.adler@state.co.us

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Kroening", with a stylized flourish at the end.

Tim Kroening
Area Wildlife Manager

Cc: Corey Adler, DWM
SE Regional File
Area 14 File