

From: [Ed Hines](#)
To: [Chace Pedersen](#)
Subject: CU-23-00002 (The Outpost)
Date: Tuesday, November 28, 2023 7:19:02 PM

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We have a home on parcel 347035 of Sunshine Estates and are adjacent to the property that is proposing a campground/event complex (The Outpost). We have reviewed the plans for the proposed development (CU-23-00002) and have many concerns about the impact this project would have on the area. We feel the Rural atmosphere has already been impacted by previous land use actions like the storage unit complex several hundred feet from the proposed campground. This proposed project will add undeniable Noise, Traffic and high numbers of people, their pets, and another fence that will add to the increasing barriers to elk and deer that have historically used the spring creek drainage to travel to and from the lake. Even though no full time access would be from Sandelin Lane, Campers would be travelling down Sandelin lane in search of lake access or access back to the campground. An access "as proposed" coming from Sandelin lane was never granted to the landowner by our community. You can be assured that no one near this project is in favor of it with the exception of the proposed campgrounds landowner "Who lives in another state". This project if granted will change the surrounding area from a feeling of low density rural to having a nearly commercial feel to it.

We strongly urge you to deny this application for conditional zoning for this project.

Thank you, Ed and Danay Hines. 441

Sandelin lane, Ronald Wa.



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