

From: [GREG GILLISPIE](#)
To: [Chace Pedersen](#)
Subject: CU-23-00002 Application
Date: Thursday, November 30, 2023 5:05:20 PM

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Mr Pedersen,

I am a current resident of Sunshine Estates Community and after reviewing the project plans for The Outpost, I have significant concerns about this proposed development (CU-23-00002 Application).

While I have other concerns related to this development, my primary reason for writing is that this proposed campground development is in direct violation of the conditional use permit which states that, "the proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace or safety or to the character of the surrounding neighborhood." As for the character of the our neighborhood it will be forever changed. We do not think that this is a good idea for the environment (water and sewage) and the effect on wildlife that use Spring Creek for access to the lake.

A campground next to my home is not peaceful, essential or desirable.

- 30 "camping" units with accompanying 30-90 out-of-town visitors is a lot of additional noise!
- I assume that the 3,000 sqft lodge will be the next conditional permit submitted so events can be held at the campground (weddings, parties, retreats)... loud and not peaceful.
- Local recreation will include ATV's, motorcycles, snowmobiles (more noise)
- This is a high density campground vs. our current community of single family homes
- This development dramatically contradicts the density goals (R5) for the area
- There are plenty of hotels, campsites, RV parks, Airbnb's nearby....it is not essential to build this campground

We urge you to deny the application for the conditional zoning required for this project. We are strongly opposed to a campground in an area of single family homes.
Greg and Sheryl Gillispie
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