

From: [James Roff](#)
To: [Chace Pedersen](#)
Subject: Opposing the Outpost Campground development in Sunshine Estates!
Date: Friday, December 1, 2023 3:29:12 PM
Attachments: [CSA Logo Tiny.png](#)

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Chace,

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

I have major concerns related to this development, which I will list below, but the fact of the matter is, the proposed campground development is in direct violation of the conditional use permit! This 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." The campground does not meet any of the requirements.

A campground next to my home is detrimental and injurious to the public health, peace, safety and surrounding area to my neighborhood!

I have bullet pointed out the issues, but happy to discuss in further detail if need be. You can reach me at the phone number or email listed below.

- 30 "camping" units with accompanying 30-90 out-of-town visitors is a lot of additional deterioration to the roads and the volume of visitors will bring additional issues of garbage and crime.
- The camping will bring additional high level of fire safety concerns and issues!
- The traffic it will cause is a major concern not only with the volume but the recklessness that it will bring and we have children and pets to protect! Major Safety issue!
- I assume that the 3,000 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) and additional safety issues for our children and pets!
- 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!

Sunshine Estates is a very quiet safe and connected community. One sign of having a safe neighborhood is the interest from the community to keep it safe! Our neighborhood cares greatly for their neighbors and share the common interest of being respectful of their property and land. It is a place you can allow your children and pets to play outside without having concerns. Allowing this

campground development will destroy our community.

I strongly urge you to deny the application for the conditional zoning required for this project. This is not bringing health peace or safety to my neighborhood!

Sincerely,



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