

From: [Dawn Vincent](#)
To: [Chace Pedersen](#)
Subject: Subject: CU-23-00002 The Outpost
Date: Tuesday, November 28, 2023 7:55:04 PM

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Mr. Pedersen,

We are property owners in Sunshine Estates, 12912 Salmon la Sac Road, and we are writing to voice a strong disapproval towards the conditional use application of a proposed campground identified as "The Outpost".

Our lot is 2 lots down and across the street from the proposed Outpost. We have read your traffic impact analysis and what it does not consider is that drivers use the section from Crawford Street to the Last Resort as a passing lane. Drivers that obey the posted 35 MPH are often overtaken by impatient drivers. When we are in our front yard, we see many close calls in this area and at least 1 or more deer hit just in this ½ mile stretch. When vehicles pull out of the proposed area it will become even more dangerous for all vehicles. The only time this does not happen is when the State Patrol is in this area stopping speeders.

I read in the proposal that campgrounds should be located at sufficient distance from existing rural residential development to avoid possible conflicts and disturbances. I think the risk is high, that it will eventually cause conflicts between residents and campers. This area has very limited resources to help homeowners already. It is a volunteer fire department and there is rarely a sheriff in the area. There are very limited funds and services, and they are not available for most issues that I believe we will have. Overtime this will be more of a problem for the property owners of Sunshine Estates, the Domerie Bay and The Cove Communities.

This development is not desirable for our community, nor is it essential for our community; there are many options for visiting campers in our local area. The sheer volume of noise associated with up to 30 cabin renters, their vehicles and their off-road toys alone will be impactful to the residents in the community. Not to mention the amount of noise associated with capabilities of an event center/lodge that can accommodate large gatherings. There is no way to adequately project how much noise will be generated. I'm sure that it will be considerable and disruptive to all who privately reside within proximity of the campground.

We ask that the county recognize the incompatibility of this project with our surrounding neighborhoods, and not grant the conditional use application.

Respectfully,

Kevin & Dawn Vincent

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