

From: [Kirk Mastin](#)
To: [Chace Pedersen](#)
Subject: Urgent: Addressing Concerns Over The Outpost Development (CU-23-00002)
Date: Wednesday, November 29, 2023 10:14:18 AM

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To whom it may concern,

As a resident of Sunshine Estates at 12911 Salmon La Sac Road, I'm reaching out with serious reservations about The Outpost project under CU-23-00002 Application. While several aspects of this development concern me, my key objection hinges on its contradiction to the conditional use permit's core principles.

The permit clearly outlines that any proposed use should be crucial or beneficial to public welfare, without being harmful or disruptive to public health, peace, or safety, as well as to the neighborhood's ambiance. Unfortunately, The Outpost's campground plans directly conflict with these stipulations.

Consider the tranquility of our neighborhood against the prospect of 30 camping units hosting 30 to 90 visitors from outside our community. This influx would undoubtedly escalate noise levels, disrupting the peaceful environment we cherish. Furthermore, the proposed 3,000 sq ft lodge, likely to facilitate events like weddings and retreats, only amplifies my concerns about noise pollution and peace disturbance.

Moreover, the recreational activities associated with the campground, including ATVs, motorcycles, and snowmobiles, will contribute further to noise and disturbance. This high-density campground starkly contrasts with our neighborhood's character, predominantly consisting of single-family homes. It also deviates significantly from the area's density goals (R5).

Additionally, considering the ample availability of hotels, other campsites, RV parks, and Airbnb options in the vicinity, this campground does not emerge as an essential addition to our area.

In light of these factors, I strongly urge you to reconsider and deny the application for the conditional zoning necessary for this project. I believe that allowing this development would compromise the unique qualities that make our community special.

Thank you for your attention to this matter.

Sincerely,

Kirk Mastin