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To: [Chace Pedersen](#)
Subject: Outpost proposed development (CU-23-00002 Application).
Date: Wednesday, November 29, 2023 2:10:37 PM

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I am a current resident of Sunshine Estates and live on Sandelin Lane. 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."**

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 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

There is also great concern for my family's safety with all that goes along with an influx of large groups of people flocking to a high density destination with quiet single family homes surrounding the proposed campground. There is no doubt adults, children, dogs, motorcycles, snowmobiles, bikes and more that will make their way to our private road/community. In addition, there is also great concern for trespassing leading to theft, garbage and unwelcome folks wandering on Sandelin lane with no way for property owners to manage this issue. This proposed campground and or a future lodge to host large events would destroy the serenity and safety of every home/cabin in the area.

The common knowledge of this proposed development expanding to neighboring properties in the future should also be of concern as homeowners near this area will want to escape the disastrous noise and influx of people to their once serene and quiet neighborhoods.

I urge you to deny the application for the conditional zoning required for this project.

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