

From: [Rob C.](#)
To: [Chace Pedersen](#)
Subject: CU-23-00002 (The Outpost)
Date: Thursday, November 30, 2023 12:34:00 PM

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Hello Chace,

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."

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 sq' 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 and snowmobiles (more noise). Plus, the fact that they will most likely use Sunshine Estates private rds. for recreation which are privately owned and maintained. This is also 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 inside of an area full of residential homes.

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

Thank you,

Rob Comouche

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