

From: [Amber M](#)
To: [Chace Pedersen](#)
Subject: Fwd: Public Comment: CU-23-00002 - The Outpost
Date: Thursday, November 30, 2023 9:40:19 PM

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Hello,

My family and I are current full time residents of Sunshine Estates Community and after reviewing the project plans for The Outpost, We have significant concerns about this proposed development (CU-23-00002 Application).

We purchased land and built a home in this area to enjoy the peace, character and safety offered by the community. And as full-time residents, we have enjoyed these qualities even with the addition of new homes in the surrounding neighborhoods.

While we have other concerns related to this development, our 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

We appreciate the effort by the various Kittitas County organizations to help

the developer comply with other codes and requirements on this project, however, we ask that the county recognize the incompatibility of this project with our surrounding neighborhoods, and not grant the conditional use application.

Sincerely,
Aaron and Amber Morgan
50 Sandelin Lane
Ronald, WA 98940
509-304-5170