

**From:** [David Gebauer](#)  
**To:** [Chace Pedersen](#)  
**Subject:** Public Comment CU-23-00002 The Outpost, 13131 Salmon La Sac Road  
**Date:** Wednesday, November 29, 2023 2:51:19 PM

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I'm writing this letter in response to the County's recent acceptance of a Zoning Conditional Use Permit Application filed by Michael Jackson for the project called The Outpost, CU-23-00002. The project is to be located at 13131 Salmon La Sac Road, Ronald, WA. My residence is located at 382 Domerie Rd, Ronald WA 98940.

I would like to comment/outline the reasons I am opposed to allowing the development of this property as a "camping experience" with 30 cabins, 3000 sq ft lodge, as well as a building containing restroom/shower/laundry/retail center.

To begin with, the applicant is disingenuous when they state "we intend to create an environment that embraces the beauty of the area and is not detrimental to the surrounding neighbors and communities". This project, if allowed, will most definitely be detrimental to the surrounding neighbors, me being one. The surrounding area is filled with single family residential houses. How placing 30 cabins along with other buildings (especially a Lodge), which will easily accommodate 90 people occupying the cabins/grounds on any given day year round not be detrimental is beyond me.

My residence is a neighboring property to the proposed campground. I currently can clearly hear the outside conversations individuals are having on the property. I can also clearly hear when individuals are riding recreational vehicles or operating power equipment on the property. In the summer, I also hear conversations/noises (music/motorized vehicles) from the property while I'm inside my house since windows are typically open. I am assuming this is a "family" of possibly 3-4 people residing or recreating on the property as it is currently configured. That being said, the proposed project, The Outpost, would have up to 30 "families", imagine on average a "family" consisting of 3 people, occupying/recreating on the property 7 days a week, 365 days a year. The 30 "families", or around 90 people, would be on the property to "experience wilderness-based lodging for outdoor recreators", (interesting use of words for a project that is surrounded by residential residences), or otherwise known as "camping". Hopefully as I have, whoever is reading this has been camping around 30 other families in close quarters and can relate/imagine the noise and activities that would take place at The Outpost. Personally, every time I have been camping with my

family we have encountered unwelcome noise during the day or night that has negatively impacted our camping experience. Now The Outpost is trying to bring that experience to my family's front door without even having to leave our house.

If 30 families are at The Outpost on vacation, camping, they are not going to simply “check in” to their cabin and close the door behind them until they “check out”. They are there on vacation, they will be playing outdoor games, socializing, playing music, drinking alcohol, barbequing, campfires (I do not see this addressed in application), riding recreational vehicles like side by sides, quads, enduro motorcycles, snowmobiles, driving to bars and restaurants in town, drinking more alcohol. With all these activities and the sheer number of people The Outpost will bring into our residential neighborhoods, the applicant is delusional to think noise is not going to be a nuisance to the neighborhood because he is going to regulate it by proposing “check in and check out times will regulated to regular business hours with established quit times” as a measure to reduce or control noise impacts. The applicant has proposed no noise study or other assessment of noise impacts on adjacent properties. I would imagine this is deliberate since I don't believe it would be in the applicants favor, unless an “expert” is bought. Barring not allowing people to leave their cabins, there are no conditions that could be placed on this development that will address the negative noise impact on the surrounding area that 90 vacationing fun loving people will have on my and my neighbors personal enjoyment of our properties. I do love the optimism of “posted quiet times” as a way to control the noise level of 30 families camping.

The project includes a 3000 sq ft lodge or “indoor group meeting building”, my concern, since I've never been to a camp ground with a 3000 sq ft lodge, is that the applicant/business would use this asset as an “event center” to have large scale events like weddings, birthday parties, reunions, ect. Even if it wasn't used for an event, it would be a gathering place for many people on vacation, creating a lot of noise. Chase Peterson with Kittitas County said an event center isn't proposed or be an activity that is allowed in the conditional use application but I can only imagine this “indoor group meeting building” is being built to become an event center further disrupting the character and peaceful enjoyment of our community and private residences.

Currently the ambient noise level at our properties, both individual and neighborhood, is at a negligible level, but if The Outpost is allowed, 30 cabins (90+ people), 3000 sq ft lodge utilizing the property, will create a level of noise that is well above the current level and will be 7 days a week, 365 days a year. This would mean the County has created an environmental noise nuisance which interferes with the peaceful enjoyment of my property for which I have a right too.

Additionally, I have been a real estate broker locally over the past 18 years, allowing a campground in the proposed location will have a negative effect on mine and my neighbors property values. In 18 years I have never heard a client say, “can

you find me a home that is next to a campground.”

Lastly, it's very important for anyone reviewing or making decisions in regards to The Outpost Conditional Use Permit to consider this: The development of a campground is considered under a conditional use permit in this zone with the following considerations:

1. Campgrounds should be located at SUFFICIENT DISTANCE from existing rural residential/ residential development so as to avoid possible CONFLICTS and DISTURBANCES.

Thank you for the opportunity for me to express my concerns regarding The Outpost and I respectfully request that this project be denied in it's entirety.

Sincerely,

David Gebauer  
382 Domerie Rd