

From: [Jeff Montague](#)
To: [Chace Pedersen](#)
Subject: CU-23-00002 The Outpost
Date: Friday, December 1, 2023 2:07:26 PM

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Dear Chace,

My Wife and I are property owners and have been full time residents of Sunshine Estates Community, since 2007. We purchased our home in this area to raise our two daughters and enjoy this quiet, peaceful and safe community that we call home. Getting away from the crowded hustle and bustle of higher populous areas has been a blessing in so many ways!

We have reviewed the project plans for The Outpost, and we have significant concerns about this proposed development (CU-23-00002 Application). We'd like to add our voices to our neighbors, and state our strongest possible disapproval towards the conditional use application of this proposed campground in the middle of our three residential neighborhoods: Sunshine Estates, The Cove and Domerie Bay.

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 near my home is not peaceful, essential or desirable!

- 30 "camping" cabins with accompanying 30-90+ out-of-town visitors will create an excessive amount of additional noise! This would certainly be detrimental to the peace of our neighborhoods- just with the increase of traffic coming and going. Along with noise associated with camping-partying, music, games, etc.

- A 3,000 sq. ft. lodge will be the next conditional permit submitted so events can be held at the campground- most likely: weddings, parties, retreats)... loud and not peaceful.

- Local recreation in the area also includes ATV's, motorcycles, snowmobiles which equals more noise! This permit is for a high density campground vs. our current community of single family homes.

- This campground dramatically contradicts the density goals (R5) for this area - and should be considered as presenting "possible conflict and disturbance".

- This campground will have a detrimental effect on the character of our neighborhoods with respect to: reductions in our property values, reduction of the wildlife in our area, along with the fear of increased theft, vandalism and crime!

- Our peace and tranquility we've always enjoyed will now be affected by the increase in fire danger with people camping who have no investment or concern for the well being of this neighborhood and area.

- There are 3 existing campgrounds in this area: Wish Poosh, Cle Elum River and Salmon La Sac. There are also camping areas along Cle Elum Lake and Cle Elum River: Anna Bell, Dry Creek, French Cabin, along with spots bordering the river along the 903. There is a hotel less than 1/2 mile away at The Last Resort and many Airbnb's nearby, therefore, it is not essential to build this campground.

We ask that the county recognize the incompatibility of this project with our surrounding neighborhoods, and not grant the conditional use application.

Sincerely,

Jeff and Tammy Montague
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