

**From:** [jerenoelle@gmail.com](mailto:jerenoelle@gmail.com)  
**To:** [Chace Pedersen](#)  
**Cc:** "[Jerene Dekate](#)"; "[Amit Dekate](#)"  
**Subject:** Public Comment: CU-23-00002 - The Outpost  
**Date:** Friday, December 1, 2023 12:11:53 PM

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Chace,

We are writing to express our opposition and concerns to the conditional use permit application for The Outpost project (CU-23-00002) which includes:

- 30 short-term rental camping cabins with capacity for ongoing 30-60+ vehicles and campers (adults, teens, children, dogs, etc.),
- a 3000 sqft event center,
- to support year-round outdoor recreation (camping, ATV/motorcycles/snowmobiles, large public gatherings, camp fires) in the surrounding areas.

After reviewing the proposal and documentation, we strongly oppose this commercial camping development as it will permanently damage the peace, health, safety (both personal and environmental), and overall quality of life for the members of the surrounding neighborhoods. Given the nature of this high turn-over rental campground, we don't believe any given set of conditions and use terms could prevent ongoing community disruption and damage, nor effectively mitigate ongoing noise, fire, and safety concerns.

We oppose this permit for the following reasons:

1/ **This development project is not essential to the community, full stop.** This area is abundant with many options for visiting campers in our local area including: Suncadia lodge, hotels, motels, AirBnB's, RV sites, as well as federal,

state, and private campgrounds.

**2/ It is not aligned to the current permitted density or use of the surrounding neighborhoods.** This property is zoned Rural Residential for low density housing and currently multiple acres are required per single family home. This land is not zoned or intended as a commercial property. This campground would not be located a sufficient distance from residential properties as required by the county. It would be clearly situated adjacent to other similarly zoned properties. Further, this conditional use permit approach should not allow the developer to alter the intent of this permit application for a commercial project.

**3/ There is no logical or reasonable way to contain and govern the noise that will be naturally created by this proposed camping development.** Given the volume of humans, motorized vehicles, and all related outdoor human activity, the level of noise/disruption resulting from 30 year-round rental sites would be substantial, and materially increase ongoing and **ever-present noise/disruption** for the surrounding single family homes. Further, there is no logical way to contain or govern this human noise and activity as it is intrinsic to the outdoor camping experience.

We respectfully ask that you deny the request for The Outposts conditional use permit as it does not meet the requirements for this type of permit or community support for this location.

Sincerely,

Jerene and Amit Dekate

PO Box 306

Cle Elum, WA 98922

(Property location: 750 Domerie Bay Rd, Ronald, WA)