

From: [Kassandra](#)
To: [Chace Pedersen](#)
Subject: CU-23-00002 The Outpost - PUBLIC COMMENT
Date: Thursday, November 30, 2023 11:35:39 PM

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November 30, 2023

ATTN: Chace Pedersen
Kittitas County Community Development Services
chace.pedersen@co.kittitas.wa.us

RE: CU-23-00002 The Outpost
Conditional Use Permit Application filed by Michael Jackson
13131 Salmon La Sac Road, Ronald

Dear Mr. Pedersen,

I am a property owner in Sunshine Estates, and I am at the end of Sandelin Lane. My property is adjacent to the Jackson properties, and this proposed project. I am writing to voice my disapproval towards the conditional use application of the proposed campground identified as "The Outpost".

My primary concerns fall under the Kittitas County Code/Title 17.aspx#17.15.060, Section 12, Subsection a: Campgrounds should be located at sufficient distance from existing rural residential/residential development so as to avoid possible conflicts and disturbances.

This Project is in direct contact with rural residential/residential development lots of Sunshine Estates, Domerie Bay, and The Cove. This proximity does not represent "sufficient distance" and should be considered as presenting "possible conflict and disturbance". There is no way that this camping community could operate without significant and permanent detriment to the surrounding neighborhoods.

A campground next to my home and the surrounding neighborhoods is not peaceful, essential or desirable.

- 30 cabins with accompanying 30-120 out-of-town visitors is a lot of additional noise
- I do not wish to have campers trespassing onto my properties
- I do not wish for increased public safety and fire risks

- 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

There are additional impacts that this project could and would have on my property.

Please consider my letter of opposition on this matter and deny approval of this Project. I request a copy of the decision once made.

Sincerely,

Kassandra Hillard
Managing member, AKM Properties LLC
500 Sandelin Lane
Ronald, WA