

From: [LINDA VILLA](#)
To: [Chace Pedersen](#)
Subject: Subject EU-23-00002 The Outpost
Date: Wednesday, November 29, 2023 2:51:46 PM

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To: chace.pedersen@co.kittitas.wa.us
Subject: CU-23-00002

Dear Mr. Pedersen,

My husband and I currently own two lots in the Sunshine Estates community, Lot # 32 on 90 Crawford Lane and Lot # 31 on Wadsworth Loop.

We have recently been informed about a proposed development called The Outpost (CU-23-00002 application) on property near our community of Sunshine Estates. We are opposed to this project for a variety of reasons.

This area is now zoned R5, which is 5-acre minimum lot size. It is completely surrounded by single-family homes. This development would absolutely contradict the density goals (R5) for the area. The 30 cabins, plus a 3000 sq. ft. event center will bring with it a flood of out-of-town visitors. This will bring with it much additional noise, traffic and a destruction of the peaceful environment we all seek when we come to our homes in the woods.

We understand that the developer can only move forward if Kittitas County grants them a zoning "Conditional Use Permit." This conditional use permit can only be granted if the project meets certain criteria, including, "The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, safety or to the character of the surrounding neighborhood." The Outpost would be a high-density campground in a community of single-family homes. It is also unnecessary considering that there are already established campgrounds, hiking and recreational areas zoned "Recreational", RV parks, hotels, and Airbnb's nearby. The Outpost is neither desirable nor essential.

Our property has been in our family for 50 years. The generations have enjoyed an escape from the noise and bustle of the city and the joy of seeing the wildlife roam free out here. The establishment of The Outpost would be detrimental to the peace, safety, and desirability of our community and those of our neighboring single-family communities. We urge you to deny the conditional zoning application required for this project to proceed.

Thank you

John J. Villa and Linda M. Villa
Sunshine Estates Community Members