

**From:** [SUE C LATIMER](#)  
**To:** [Chace Pedersen](#)  
**Subject:** Fwd: Land application  
**Date:** Thursday, November 30, 2023 7:40:05 PM  
**Attachments:** [littlecabinresponsetobuilding11-25-23.docx](#)

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Please see attached. I am opposed to the pending application. I anticipate your response in this regard. Susan Dolley

821 14<sup>th</sup> St. S.W.fo  
Edmonds, WA 98020  
November 25, 2023

**Chace Pedersen, Kittitas County Community Development Services**  
[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)  
**Subject: CU-23-00002 The Outpost**

**Kittitas County CDS**  
**411 N. Ruby, Suite 2, Ellensburg, Washington, 98926**

**To Whom it may concern:**

**This letter is in response to the email notification I received on Saturday November 25, 2023, from Carrie McClinton.**

**This is essential verbiage of the notification:**

**NOTICE:**

There is a pending application to develop a large "rental unit" campground in our neighborhood between Sunshine Estates & The Cove/Domerie Bay (see the attached SitePlan.pdf), including:

30 single story "camping units" (200-400 sqft)  
Event center/lodge (3,000 sqft)  
Equipment storage unit (3,000 sqft)  
Restroom/laundry/shower unit (500 sqft)

**My name is Susan Dolley, landowner of Tract A and fellow member of Sunshine Estates community club, which is an adjacent neighbor of the proposed development.**

**This proposal is a direct threat to the peaceful and tranquil environment of the entire area associated with Sunshine Estates.**

**As agreed, landowners in the community are paying yearly dues and taxes on Lot 2, which provides beach access to Lake Cle-Elum.**

**Pursuant to Sunshine Estates Community Club bylaws, access to this beach is restricted only to the Sunshine Estate Landowners. This area is already threatened by the encroaching public and Urban Sprawl. The proposed area to be developed is several hundred feet in proximity to lake Cle Elum. The possibility and probability of proposed campground user access to this lake is high. Campground users may possibly disregard private Sunshine Estate land boundaries.**

**Rules, laws and regulations are not always adhered to in these areas. (This includes the use of ATVS, motorcycles, etc.).**

**My own property lies immediately adjacent to highway 903 / Salmon La Sac road. In the last few years, my family and I have noticed a dramatic increase in the traffic on this highway and accompanying noise from early in the morning to late at night.**

**The infrastructure has Not expanded to the extent necessary to accommodate the proposed population increase.**

- 1) Safeway- local grocery outlet (constantly crowded) My sister and I had to wait 2 hours in line Winter 2022.**
- 2) Speelyi Beach- Please note the attached picture of the beach in summertime. According to google reviews: “Get there early because it fills up fast!” “Great in the summer. Gets a little crowded on the weekends.” “Too crowded with trucks in early pm. Noisy and fumes from the trucks and are everywhere.” “Awesome place, but there’s so many people there now.”**
- 3) Winter of 2022- My sister and I noted over 25 snow mobiles on the Salmon La Sac road at one time.**
- 4) Another example of unchecked housing development occurred in Roslyn Washington which neighbors Ronald, the proposed campground site. That location was deforested to the extent that lower Rosyln was flooded as a result.**

**These are a few observations from others regarding the current conditions in Cle Elum area.**

**Another consideration. The owner of the land referenced in the pending application lives in Bend Oregon. Consequently, these changes and Urban Sprawl do not affect him personally other than padding his pocketbook.**

**I paid a visit today (November 30, 2023) to another landowner who will be affected by this matter. He informed me of other concerning issues:**

- 1) Suncadia- Extremely large Development causing an innumerable influx of people. The current infrastructure does not support this number. There are presently over 1,100 completed dwelling units inside Suncadia, giving the resort an instantaneous population at any time of over 4,000 people. (From google search- Feb 22, 2022 People are driving to Ellensburg for groceries because their options are too limited and the stores are too crowded in Cle Elum.**
- 2) Forty Degrees North Trailers on rented lots provided by Sun Communities, Inc. “One of the larger developers in the nation.” This is another currently proposed development in Cle Elum. 673 manufactured housing units. 661 spaces for an RV resort. 50 units of affordable housing. These are depreciating assets. The proposed project is seven times larger than any other RV or mobile home park in Washington state. The anticipated time frame to develop this project is 5 years as opposed to slow growth. This does not allow for the public services to keep pace. As an example, Kittitas Valley hospital only has six beds in CCU.**

- 3) There is a current campaign to put a passenger train running through the city of Cle Elum to Ellensburg which would also increase traffic. Another train proposal connects Seattle to Spokane through Cle Elum.

If you approve these applications, and these developments go in, the population living there is transient. The people bearing the burden to pay the taxes to support the population influx are the current landowners in the Cle Elum, Roslyn and Ronald areas. The proposed developments are depreciating assets.

This application should not be arbitrarily approved. The land developer referenced in the pending application needs to provide an environmental impact statement.

Mr. Chase Pederson. What is your response to our concerns? Are you going to take some action? Cle Elum is literally suffocating and in a desperate state.

We absolutely DO NOT want our quiet enjoyment violated in this manner.

Please respond promptly to my concern by email. [suelat@comcast.net](mailto:suelat@comcast.net). Also, if you can let me know if there are any meetings scheduled regarding this matter. I plan on attending.

Thank you for your attention to this matter.

Sincerely,

Susan Dolley

DOMERIE BAY RD

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