

From: [Tom And Kelley](#)
To: [Chace Pedersen](#)
Subject: CU-23-00002, The Outpost
Date: Wednesday, November 29, 2023 10:39:40 AM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Chace,

We have owned our family cabin for over 26 years within the Sunshine Estates Community at 471 Sandelin Lane, Ronald, WA, which is adjacent to the proposed project CU-23-00002, The Outpost.

We disagree that the proposed development is not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood for the following reasons:

- This property is surrounded by single family residential. These residents will be detrimentally affected by the significant increase in noise from the users of the property if this project is approved.
- The density of this proposed project is significantly higher than the density goals for R5 zoning and increases not just the amount of persons using the property on a constant basis but also increases the amount of vehicles and recreational toys that will be brought to the property. The related substantial increase of ambient noise from both the people and vehicles is well above the current levels now experienced and will destroy the peaceful existence and well-being for residents and wildlife in the area.
- There is not sufficient distance to protect homeowners in the area from the constant noise and commotion of 30-90 campers, an event space/lodge, outdoor gathering areas and the related outdoor activities. No conditions of “quiet hours”, fences or increased boundaries will reduce the related noise for a project of this nature that allows a high density of users.
- The risk of trespassing through private land by curious users of the property, and the potential for vandalism associated with that affects the peace and safety of the surrounding area.
- The safety of surrounding homes and land is threatened when open fires and outdoor cooking are allowed for users of the property who have no investment in the community and no incentive to ensure fires are correctly extinguished.
- It can't be expected that campers will just arrive and stay until departure time. The traffic study doesn't appear to address the safety of the area and roads when multiple users come and go several times during the day to access close by recreational areas and local services.
- The proposed access for emergency services is through Sunshine Estates Community land. This is a private road that may not meet county width standards for that type of access and should not be considered in any way for this type of access to a property located outside of Sunshine Estates' boundaries.
- The project is not essential as there are several campsites, motels and RV parks already in

place close by that are not surrounded by single family residences.

We request that CU-23-00002 be denied based on the above concerns.

Should the project be allowed to proceed we request, at a minimum, that an 8 foot permanent privacy fence be required to surround the property to help protect our HOA road and any adjacent residential properties from both foot and vehicle traffic.

Thank you.

Thomas and Kelley Wood
471 Sandelin Lane
206-669-1553