

From: [Sheri Bay](#)
To: [Chace Pedersen](#)
Cc: [Michael Jackson](#); [Forest Elander](#)
Subject: Re: CU-23-00002 The Outpost - Transmittal of Comments
Date: Thursday, December 28, 2023 1:06:10 PM
Attachments: [The Outpost Storyboard.pdf](#)
[CUP responses.docx.pdf](#)

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Hi Chace,

I am attaching a document with our response to the public comments and a slide deck to show our project idea board. I think both of these will help in responding to the concerns raised. Let me know if you have any questions or if you need anything further from me at this time.

Happy New Year,

Sheri Bay

On Mon, Dec 18, 2023 at 2:44 PM Chace Pedersen <chace.pedersen@co.kittitas.wa.us> wrote:

January 5th works.

Thanks,

Chace Pedersen

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

chace.pedersen@co.kittitas.wa.us

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From: Sheri Bay <sheribay@gmail.com>
Sent: Monday, December 18, 2023 2:42 PM
To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Subject: Re: CU-23-00002 The Outpost - Transmittal of Comments

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Hi Chace,

Thank you very much. We might need a little more time because of the holiday. Would 1/5 be okay? I'll do my best to get them in sooner.

Sheri

On Mon, Dec 18, 2023 at 1:50 PM Chace Pedersen <chace.pedersen@co.kittitas.wa.us> wrote:

Good afternoon Sheri,

The comments received during the comment period were sent to the applicants for review and response. I would recommend providing a response to the received comments. All comments and the response to comments will be taken into consideration when we further process the application and make our recommendation to the Hearing Examiner. If you need more time than what was stated on the correspondence to provide a response, please let me know via email.

Thanks,

Chace Pedersen

Planner I

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411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

chace.pedersen@co.kittitas.wa.us

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From: Sheri Bay <sheribay@gmail.com>

Sent: Monday, December 18, 2023 9:29 AM

To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Subject: Fwd: CU-23-00002 The Outpost - Transmittal of Comments

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Hi Chace

Thank you for these... what are the next steps?

Sheri

----- Forwarded message -----

From: **Michael Jackson** <mike@mljre.com>

Date: Tue, Dec 5, 2023 at 12:21 PM

Subject: Re: CU-23-00002 The Outpost - Transmittal of Comments

To: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

CC: Sheri Bay <sheribay@gmail.com>, Jamey Ayling <jamey.ayling@co.kittitas.wa.us>,

Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>, Zach Torrance-Smith

<zach.torrancesmith@co.kittitas.wa.us>

Thank you Chase!

Mike Jackson

On Dec 5, 2023, at 10:37 AM, Chace Pedersen
<chace.pedersen@co.kittitas.wa.us> wrote:

Good morning,

Please see the attached correspondence regarding your conditional use application (CU-23-00002 The Outpost). A physical copy of the correspondence will also be sent in the mail. Please let me know if you have any questions.

Thanks,

Chace Pedersen

Planner I

Kittitas County Community Development Services

[411 N. Ruby Street, Ste 2](#)

[Ellensburg, WA 98926](#)

[Office: \(509\) 962-7637](#)

chace.pedersen@co.kittitas.wa.us

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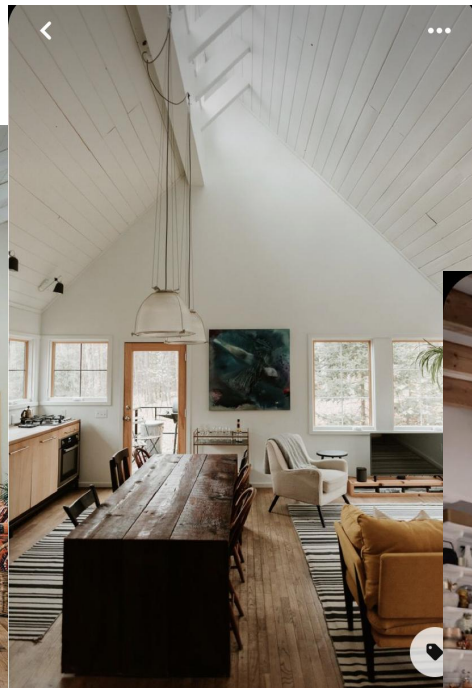
<CU-23-00002 The Outpost - Correspondence - Transmittal of
Comments.pdf>

<CU-23-00002 The Outpost - Comments - Combined Comments.pdf>



Outpost

Storyboard • 2023



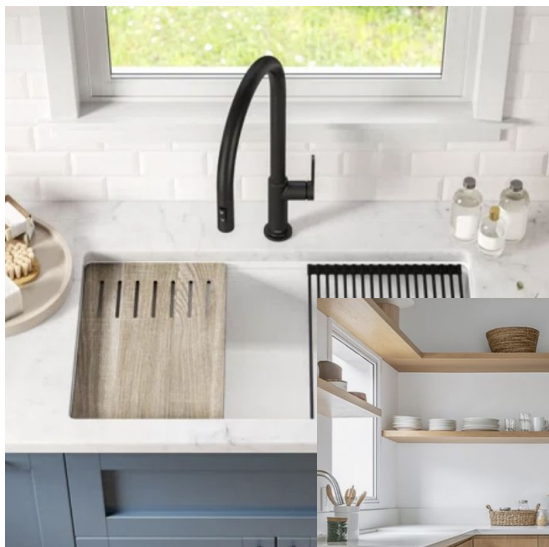
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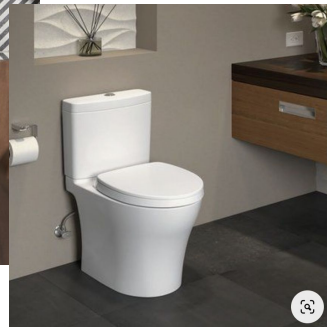
FLOORING



KITCHEN







BATHROOM

Chace Peterson
KCCDS
411 N. Ruby St Suite 2
Ellensburg, WA 98926

RE: CU-23-00002 The Outpost

After reviewing the comments provided, it seems that most people share similar concerns. Many of these concerns seem to be based on a misunderstanding of some aspects of our proposal. I've addressed a few of the most prevalent concerns below, but if there are any other issues that you would like us to address specifically, please let me know.

Emergency access from the site directly to Sandelin Lane:

The proposed emergency access to Sandelin is the original ingress/egress for the site. There is a new access point on Salmon La Sac Road and this will be our main ingress/egress as well as our emergency access. The location and specifications of the current Salmon La Sac ingress/egress will be modified to meet the required guidelines in relation to the change in use. Sandelin Lane would only be used as an alternate route for evacuation or emergency access in the event of emergency.

The term "campground":

The Outpost is a collection of small cabins. There are no empty "sites" available for tent or RV camping. All guests will stay in provided lodging only and a pass-code operated gate will be used in conjunction with a reservation system. The impression that we are creating a traditional "campground", similar to the state parks further down Salmon La Sac, is incorrect. While we have yet to finalize designs and materials, I've attached our storyboard slide deck to help relay our vision for the cabins.

Noise:

Our mission is to create a tranquil place of overnight accommodation. Our vision for The Outpost is a place of rest and solitude, where guests are encouraged to connect with nature and re-center their minds. The Outpost will appeal to those looking to *avoid* the typical noise associated with a campground, where there are no walls to contain the volume of conversations. Quiet hours will be enforced, and the ethos of solitude explicitly encouraged. Only street licensed vehicles will be operated on the premises by guests. Guest operation of off-road ATV's, dirtbikes and snowmobiles will not be permitted.

Water:

We are working with the Department of Health to install a well and system of distribution that meets all required guidelines for the project. We are also working with the Bureau of Reclamation to replace the existing spring box with a standard well. This is both at their request and to meet our needs.

Event Space:

There is concern that the “lodge” will be used for events such as weddings, reunions, etc. The proposed lodge, if built, will be used only as a guest amenity and is not intended for such events. We are not proposing event usage in our CUP and have no intention of hosting such events.

A handwritten signature in black ink that reads "Michael Jackson". The script is cursive and fluid.

Michael Jackson

Principal - The Outpost @ Lake Cle Elum

A handwritten signature in black ink that reads "Sheri Bay". The script is cursive and fluid.

Sheri Bay

Principal - The Outpost @ Lake Cle Elum