

From: [josh.novy](#)
To: [Chace Pedersen](#)
Subject: CU-23-00002 The Outpost
Date: Friday, December 1, 2023 10:15:22 AM

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Dear Mr. Pedersen,

I am a current member of the Sunshine Estates Community and after reviewing the project plans for The Outpost, I have significant concerns about this proposed development (CU-23-00002 Application).

My Dad Steve Novy, purchased lot #41 at 201 Cricket Ln back in 1988 when the road was still Cabin Way. For the last 35 years our family has thoroughly enjoyed our property and the surrounding residential community and residents. It has been a place of peace, fun, amazing nature, and lifelong memories.

It is a place to escape that provides a sense of trust and camaraderie among residents of the area. While many things have changed over the years, people of this community have a vested interest in preserving the history, beauty of the land and wildlife, as well as the respect for fellow residential property owners of the community.

I believe all of this will be put in serious jeopardy and all property owners will be affected negatively by the proposed Outpost Campground location.

While I have many concerns related to this development, my primary reason for writing is that this proposed campground development is in direct violation of the conditional use permit which states that "the proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace or safety or to the character of the surrounding neighborhood."

Additionally I believe there are concerns and many contradictions related to this project when it comes to:

- A campground being compatible within an existing residential neighborhood.
- Entry issues from the highway and potential misuse of private community maintained roads.

- Water usage for this site with the expected 30 rental units with a Lodge and the impact on surrounding property owners and resources.
- Decrease in property values.
- Displacement of wildlife.
- Increased fire risk within a residential area.

Local campgrounds such as Wish Poosh, Salmon la Sac, Red Mountain, and Cooper Lake are seasonal and outside of residential zones and are in forest zones.

A project of this type and purpose should be more appropriately located like these other existing campgrounds, not in the middle of a residential neighborhood and long established community associations.

I request that you deny the application for the conditional use permit required for this project as it is not in the best interest of the community.

Thank you
Josh, Zack, Jeannine Novy
201 Cricket Ln