

**From:** [Ken Kladnik](#)  
**To:** [Chace Pedersen](#)  
**Subject:** CU-23-00002 the outpost  
**Date:** Saturday, November 25, 2023 12:22:48 PM  
**Attachments:** [Letter to Chace.docx](#)

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Chace,

As a property owner adjacent to the proposed "Outpost" development, I have enclosed my letter of opposition.

Ken Kladnik  
111 Cricket Lane, Ronald, WA  
[kladatc@gmail.com](mailto:kladatc@gmail.com)  
509 929-0896

November 26, 2023

RE: CU-23-00002 The Outpost

Chace,

I am a property owner in Sunshine Estates (111 Cricket Lane) and am writing to voice the strongest possible disapproval towards the conditional use application of a proposed camp ground identified as “the Outpost”.

I am a Cle Elum native and my parents (Ray and Katy Kladnik) purchase their one-acre parcel in 1961. As a young boy, I remember walking through the wooded property with my dad and Bob Wadsworth inspecting various lots before deciding which one to purchase. Cricket Lane did not exist at that time and once the road was built, my dad was given the opportunity to name it after his dog “Cricket”.

My parents have since passed away and I now own the property and recently drilled a well and built a small family cabin. I strongly feel that a nearby large, privately owned camping community completely undermines the residential and recreational spirit of our community. The owners want to commercialize the area and are in to make money without concern for the adjacent property owners. My primary complaint is with the sheer volume of noise associated with up to 30 cabin renters (most with 2-3 people each), their vehicles and many of whom will have 4 x 4's, dirt bikes and snowmobiles in the winter. There is no way to adequately project how much ambient noise will be generated, but common sense alone tells you that it will be considerable and disruptive to all who privately reside within proximity of the campground.

At my property, although not immediately adjacent to the proposed campground site, we can hear all the vehicles on 903. The site map places the cabins very close to Salmon la Sac Highway and with expected fire wise trimming of trees and development of the road structure, there is no question that I will be exposed to a great deal of activity and commotion. The main reason we built was with a reasonable expectation of peace and tranquility, which will soon be greatly diminished with the development of a large private campground.

I read in the proposal that campgrounds should be located at **sufficient** distance from existing rural residential development to avoid possible conflicts and disturbances. The key word is sufficient, which in the Latin means “to meet a need”. The question is who's need are we meeting? Certainly not the property owners of Sunshine Estates or the Domerie Bay and The Cove Communities.

I urge you to give my letter and additional letters from concerned property owners every consideration as the Outpost application moves forward.

Respectfully,

Ken Kladnik  
111 Cricket Lane  
509 929-0896