

**From:** [jbrian\\_bunger](#)  
**To:** [Kelly Bacon \(CD\)](#)  
**Subject:** Fwd: August 26, 2022  
**Date:** Friday, August 26, 2022 6:50:57 PM

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**From:** **jbrian\_bunger** <[jbunger@gmail.com](mailto:jbunger@gmail.com)>  
**Date:** Fri, Aug 26, 2022 at 6:46 PM  
**Subject:** August 26, 2022  
**To:** J Brian\_bunger <[jbunger@gmail.com](mailto:jbunger@gmail.com)>

## August 26, 2022

Kittitas County Community Development Services  
411 N. Ruby St. Suite 2  
Ellensburg, WA. 98926  
[cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)  
509-962-7506 (W)  
509-962-7682 (f)

Re: Yakima River Campground Project  
File #'s CU-15-00002, SD-15-00001 and SP-15-00001

I would like to be a party of record and notified about pertinent information regarding the above project.

My name is Patricia (Hart) Bunger. I am 84 yrs old and was raised on Lookout Mountain on a ranch that was eventually destroyed by the Taylor Bridge Fire. I attended school in Cle Elum during my childhood years.

I am very concerned about the so called Yakima River Campground Project. In my opinion this project is not a campground but rather a development more akin to a rather large mobile (moveable) home park!

For 54 years I have owned an undeveloped (parcel #1558340) sharing the property line on the east side of the proposed development. I also have 9 1/2 acres leased from BNSF on a beautification lease (parcel #14251) located just east of the proposed project. I also have in my possession railroad leases that include a private railroad crossing shared by the permittee and I

believe two other parties. Also, I have a 16' private access road leased from BNSF. This access road runs from the south side of the railroad crossing and goes east between the north property line of the proposed development and the railroad tracks.

It is my long held opinion that a conditional use permit should not have been granted originally in 1985, let alone be considered now for a much more environmentally damaging development since the experts now have a much better understanding on the impact of the environment.

The river is prone to flooding and the surrounding area is used as winter shelter for the elk, deer and as a birthing ground in the summer. The river itself is a very fragile and important spawning ground and should not be disturbed in pursuit of monetary gain. No value can be placed on the ecosystem and the long term impact of overdevelopment.

My other concerns are of a more personal nature. The adverse effects of excessive human activity are numerous. As an absentee land owner, I cannot always be present to monitor and police the potentially damaging activities that will no doubt occur on my property. There will be problems with trespassers seeking access to the river, dogs defecating and disturbing wildlife, noise pollution impacting neighbors, wildlife the natural serenity of the area, not to mention the visual eyesore that will result when you introduce dozens of RV's in the area. I don't know anyone that would like a line of RV's parked right next to their place of respite. If this development goes forward I would expect the developers to be required to build a tall concrete or brick privacy barrier on the shared property line.

Sincerely,

Patricia Bunger  
1671 Smith Road  
Zillah, WA. 98953  
509-654-4393 (Cell)

Sent from my iPad