

Mackenzie Moynihan  
Kittitas County Staff Planner  
Community Development Services  
411 North Ruby Street, Suite 2  
Ellensburg, WA 98926

June 17, 2008



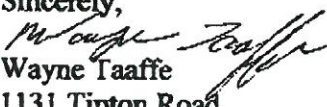
**RE: Gerard Preliminary Plat ( LP-08-12)**

Dear Ms. Moynihan,

I Wayne Taaffe along with my son live at 1131 Tipton Road and have been doing so for 4 years. I received a copy of this application late last week and as an adjoining land owner generally welcomes this action. However there are a few areas that need to be addressed and I will explain in the following:

First of all after reading through the application several times I did not see any references to the protection of the KRD Ditch that runs through the proposed development. I get my irrigation water through this ditch and so do a lot of land owners below me. My understanding is that the development in question does not have any water rights to the water that flows through this ditch. At any rate we need a guarantee that the water in this ditch will not be diverted in any way and the land owners will work with the KRD to ensure compliance. Secondly I don't know what impact the (8) new wells and septic systems will have on my property or those around me so we need to be clear that any adverse issues regarding our wells (flow and clarity) will need to be guaranteed repaired to original status by Mr. Gerard and the new property owners. Thirdly my property is zoned AG 20 and I do not want this to change at the current time based on improvements going on around me. If the new property owners of the Gerard Plat can abide with all of this, then I view this as positive growth and will welcome my new neighbors

Sincerely,

  
Wayne Taaffe  
1131 Tipton Road  
Ellensburg, WA 98926