

December 24, 2009

Kittitas County Community Development Services  
411 N Ruby Street Suite 2  
Ellensburg, WA 98926

ATTN: Kirk Holmes, Interim Director  
Jeff Watson Development Services



I am responding to the Craig Land Company Short Plat Application SP-09-00019

I am formally opposing the above application on the following grounds:

- The parcel to be platted abuts my property, so I have standing.
- I have senior water rights in a community that has been and may still be under a water moratorium. An independent (not hired by the applicant) hydrologist needs to certify that should this property be built out and a well dug that it will not impact my water availability. This should be done at the applicants expense and administered by the County. The firm chosen should not have a financial interest with any of the properties in the Spring Creek Community.
- There currently exists a substantial over supply of small lots for sale in the upper Kittitas County. By increasing the supply you would be driving down prices and tax revenues, which are already strained.  
As the owner of the research company that has conducted most of the real estate and economic demand analysis research for Suncadia, and numerous other developments in Central Washington, I have decades of data to prove my point.
- Ridgecrest Rd, is the only access for all the properties in the Spring Creek Development, and does not currently meet county road standards. Until there is a property agreement between Plum Creek and Port Quindal Development or their successors, the road will never meet the required standards to build out lots beyond the 8 residences that were originally allowed under the original segregation by Sapphire Skies.
- Finally, Rural 3 is a violation of the State Growth Management Act. This is being decided by the State Supreme Court. There is no way that a 3 acre lot is sustainable with out impacts to the abutting propeties.

I will send a hard copy of this letter through the mail as well with a return receipt requested. I wanted to make sure that you receive my comments and have an opportunity to respond. Thank you in advance for your attention to this matter.

*Cynthia*

Cynthia Sullivan Hebert  
COO, Hebert Research, Inc.

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