



Department of Energy

Bonneville Power Administration
14001 Wilson Creek Rd
Ellensburg, WA 98926

April 8, 2026

Kittitas County Community Development Services
Attn: Zach Torrence-Smith, Planner
411 Ruby Street, Suite 2
Ellensburg, WA 98926

RESPONSE SENT VIA EMAIL TO: zach.torrencsmith@co.kittitas.wa.us

Project: RU-26-00001 Pazaruski
BPA Line Name: Rocky Reach-Maple Valley No 1
ADNO: 6466
Location: NW $\frac{1}{4}$ of S. 15, T 22N, R. 11E, Kittitas County, WA

Subject: BPA Response to Pazaruski Reasonable Use Request

Dear Zach:

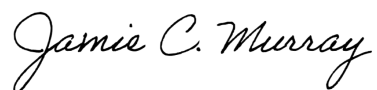
The Bonneville Power Administration (BPA) has reviewed the above-referenced Reasonable Use Request for the RU-26-00001 Pazaruski application and its relationship to the BPA transmission line and access road easement that this project may impact. BPA has perpetual access road easement over Snoqualmie Drive located within the Pazaruski project plan. BPA does not have any objection to this project; however, the BPA access roads must remain in place and BPA access unimpeded at all times. We ask that the following statement be forwarded to the property owner to ensure public safety and reliable operation of BPA's facilities:

BPA has the right to enter, locate, construct, maintain, repair and reconstruct the access road to its Rocky Reach-Maple Valley No. 1 Transmission Line Right-of-Way. **All activities planned within the BPA easements need to be reviewed by BPA prior to their occurrence.** Please complete a Land Use Application and submit it to BPA for review prior to your use. You may contact BPA Real Estate Field Services at the address listed above or by calling (800) 282-3713.

I have included a Land Use Application to provide to Mr. Pazaruski. Your cooperation in this matter is greatly appreciated. By working together with our agency, your effort will help to minimize later disputes or unnecessary costs associated with the required removal or modification of incompatible uses or non-permitted activities placed within BPA's easements.

If you have any questions regarding this request or need additional information, please feel free to contact me at (406) 751-7820 or by email at jcmurray@bpa.gov.

Sincerely,

A handwritten signature in black ink that reads "Jamie C. Murray". The signature is written in a cursive, flowing style.

Jamie C. Murray
Realty Specialist

U.S. DEPARTMENT OF ENERGY – BONNEVILLE POWER ADMINISTRATION (BPA)
APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY

Privacy Act Statement:

Authority: 42 USC § 7101 and 50 USC § 2401

Purpose: BPA will use this information to assess whether your proposed use of our right-of-way will interfere with BPA's land rights.

Routine Uses: This information is authorized to be maintained in Privacy Act system of records DOE-24, "Land Records System." Other routine uses for which this information may be disclosed are listed in the Privacy Act system of records notice for DOE-24, which is published in the Federal Register.

Disclosure: Voluntary; however, failure to provide complete information may result in a delay or denial of your application.

INSTRUCTIONS: Applicant is required to complete all of page 1 and 2. If not submitting an attached map, plan or sketch, page 3 is required.

Payment must be made electronically. To make a payment go to: <https://www.bpa.gov/goto/HowtoPay>: Select "BPA online payments" hyperlink. In the form please fill in all the required fields. Under Purpose of Payment select REALTY APPLICATION FEE. Please make sure to select the appropriate box below before making your payment. You should receive a confirmation when finished.

No Application Fee: For individual landowners requesting personal use of BPA Right-of-Way.

\$250 Application Fee: For developments or subdivisions. Application fee is non-refundable.

\$2500 Application Fee: For longitudinal occupancies that require multiple miles of BPA Right-of-Way. Application fee is non-refundable.

Ask for Real Property Services at : 1-800-282-3713/www.bpa.gov/goto/LandsCommunity

1. Date _____

2. Applicant Information:

Applicant Name _____ Phone Number _____ Fax Number _____

Address: Street _____ City _____ State _____

ZIP Code _____ Email Address _____

3. Owner Information (Complete only if the applicant is not the owner):

Owner Name _____ Phone Number _____ Fax Number _____

Address: Street _____ City _____ State _____

ZIP Code _____ Email Address _____

4. Legal description of the property (This information is on your title, insurance policy, courthouse deed, or your tax statement.)

Note: Applicant must provide a county assessor's map showing the owner's boundary lines and the location of use.

Location Of Property:

Quarter Section(s) Section(s) Township Range County State

APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY

5. Purpose For Which BPA Right-Of-Way/Property Is To Be Used. Check all boxes that apply and complete the information on the following page. (Include a map, plan or sketch if appropriate.)

NOTE: For submission of digital plans please provide a PDF version. BPA will request larger plans, if needed.

Driveway/Roadway Width (**Note:** Please attach existing and proposed grading plans)

Width _____ Material _____

Electric Service Line

Voltage _____ Underground _____ Overhead _____

Pipelines	Type:	Gas	Sewer	Water
	Diameter	_____	_____	_____
	Material	_____	_____	_____
	Buried Depth	_____	_____	_____

Customer Interconnection Request Number (*for interconnection requests only*) _____

Other Uses: Please describe your intended use in detail. In order to assure safe clearance, please describe any equipment that will be used for applied use (*including equipment intended to construct and maintain the use*). Space is provided on page 3 for a drawing. If grading, please attach existing and proposed grading plans.

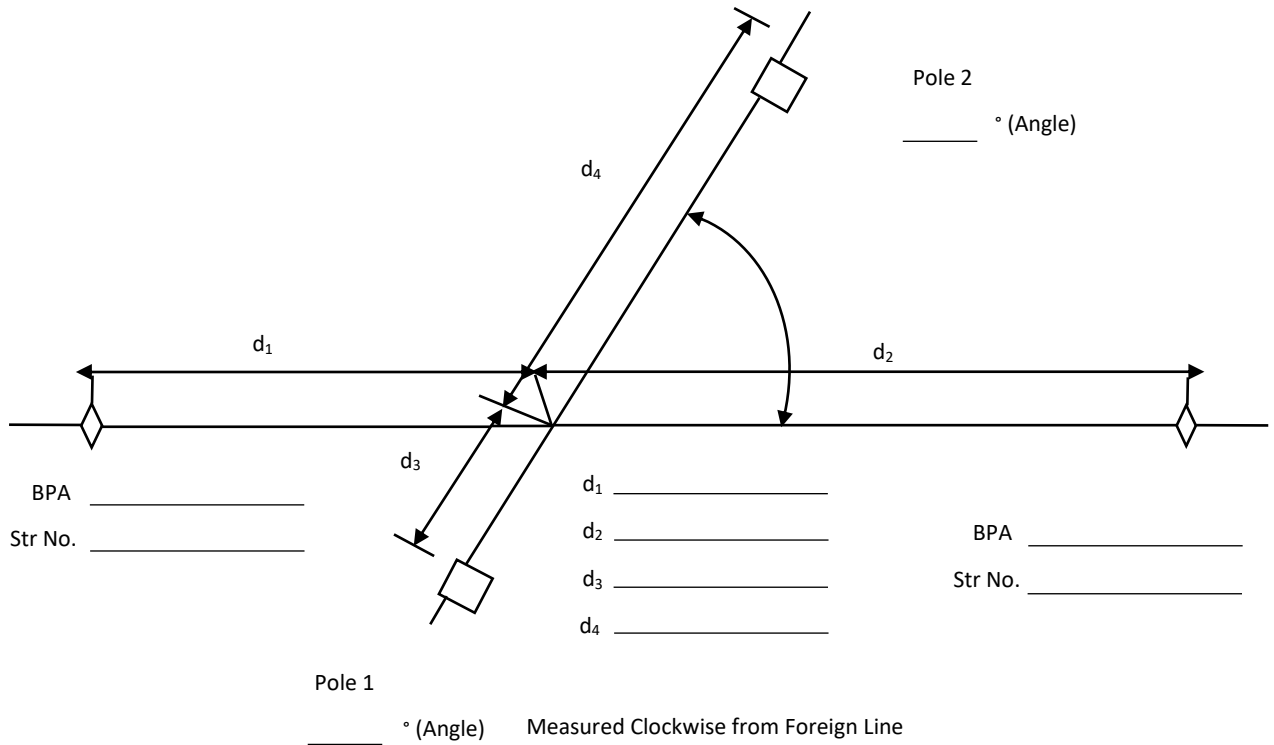
6. Applicant Name _____ 7. Applicant Title _____

8. Applicant Signature _____

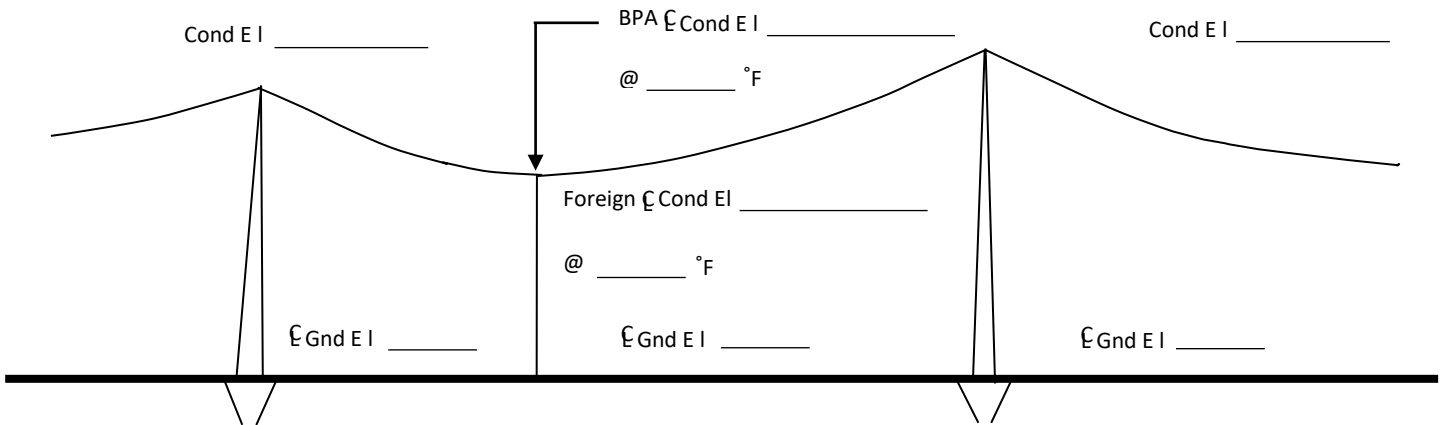
APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY

Applicant Name _____

Complete **ONLY** if overhead or underground foreign line crosses an overhead BPA line. If the foreign line crosses more than one BPA line use additional sheets.



PLAN



APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY

Applicant Name _____

Elevation BPA line

Poles	Length	Depth Set	Class Pole
Pole 1			
Pole 2			

Fixtures

Size of Crossarms _____

Make & Catalog Number Of Insulators:

Conductors

Number	_____	Size	_____
Kind	_____	Voltage	_____
MWT	_____	Loading	_____
Comments:			

Pole 1 Configurations _____

Pole 2 Configurations _____

To submit digitally contact the District Office nearest to your project and the Realty Specialist will provide you with an email address.
If mailing, send your application to the location nearest to your project:

WESTERN WASHINGTON

Location and Address	Phone Number
Snohomish District Office, 914 Ave D, Snohomish, WA 98290	360-563-3640
Covington District Office, PO Box 3621, Portland, OR 97208-3621	253-638-3741
Olympia District Office, 5240 Trosper St SW, Olympia, WA 98512	360-570-4352, 360-570-4333 OR 360-570-4332
Ross Maint. Hdqt. Office, PO Box 3621, Portland, OR 97208-3621	800-836-6691

OREGON

Location and Address	Phone Number
Redmond District Office, 3655 SW Highland Ave., Redmond, OR 97756	541-516-3200
Eugene District Office, 86000 Hwy 99S, Eugene, OR 97405	541-988-7432
Salem District Office, 2715 Tepper Lane, Keizer, OR 97303	503-304-5900
Portland Office, PO Box 3621, Portland, OR 97208-3621	800-836-6619
Hood River, <i>(see Portland for mailing address)</i>	
North Bend Area, <i>(see Portland for mailing address)</i>	

EASTERN WASHINGTON, IDAHO AND MONTANA

Location and Address	Phone Number
Idaho Falls District Office, <i>(see Tri-Cities Pasco, WA mailing address)</i>	509-544-4747
Tri-Cities District Office, <i>(OR Side)</i> , 2211 North Commercial Avenue, Pasco, WA 99301	509-544-4747
Tri-Cities <i>(WA side)</i> , 2211 North Commercial Avenue, Pasco, WA 99301	503-230-5510
Spokane District Office, 2410 E. Hawthorne Rd., Mead, WA 99021-9594	509-468-3081
Grand Coulee Area, PO Box 24, Grand Coulee, WA 99133	509-378-7447
Ellensburg Area, PO Box 3621, Portland, OR 97208-3621	503-230-5611
Kalispell Maintenance District Office, 2520 US Hwy 2 East, Kalispell, MT 59901	406-751-7824

APPLICATION FOR PROPOSED USE OF BPA RIGHT-OF-WAY**Paperwork Reduction Act Burden Disclosure Statement**

This data is being collected to complete an application for proposed use of BPA right-of-way to assess whether it will interfere with BPA's land rights. The information you provide will be used by realty and finance personnel to make a determination regarding the use BPA's right-of-way as per your request. Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining that data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Office of the Chief Information Officer, Enterprise Policy Development & Implementation Office, IM-22, Paperwork Reduction Project OMB control number 1910-5205. U.S. Department of Energy, 1000 Independence Ave SW, Washington, DC, 20585-1290; and to the Office of Management and Budget (OMB), OIRA, Paperwork Reduction Project (OMB control number: 1910-5205), Washington, DC 20503.

Notwithstanding any other provision of the law, no person is required to respond to, nor shall any person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB control number.

The Paperwork Reduction Act (PRA) of 1995 requires each Federal agency to seek and obtain approval from the Office of Management and Budget (OMB) before undertaking a collection of information directed to 10 or more persons of the general public, including persons involved in or supporting the operations of Government-owned, contractor-operated facilities.

Submission of this information is voluntary.

From: [Jordan Bovee](#)
To: [Zach Torrance-Smith](#)
Cc: [Amelia Stanger](#); SEPA@dahp.wa.gov
Subject: Re: RU-26-00001 Pazaruski - Notice of Application
Date: Tuesday, April 21, 2026 11:37:00 AM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hi Zach,

This review is in response to the notice of application: RU-26-00001 Pazaruski.

After reviewing the proposal against State and Tribal sensitivity maps, the CTCR requests that a cultural resource monitor be present and the proponent develop and have on hand an Inadvertent Discovery Protocol (IDP) for all ground disturbing project work including all subsurface utility installation, installation of the culvert, etc. I will note that were the project any larger or had the Tribes had a chance to review the original platting prior to the other developments in this area we would have requested a full cultural resources survey, as we have scientific data (to say nothing of ethnographic data and Tribal origin stories) that the area from Snoqualmie Pass down the Yakima River Valley has been a transportation corridor for humans for at least 10-14,000 years. We make our requests based on this information, and because this project falls within very close proximity to known archaeological resources and falls within an area determined by DAHP to have a moderate to high risk of cultural resources being present. We also make this request based on the presence of known Traditional Cultural Places along the aforementioned corridor which hold significance to the Confederated Tribes of the Colville Reservation.

While the CTCR recognizes that we are not a regulatory authority, I do hope this particular request is taken seriously. Kittitas County or the project proponent are welcome to direct any questions or comments to me at the contact information listed below.

Thank you,

Jordan Bovee | Archaeologist
CTCR History/Archaeology Program
jordan.bovee.hsy@colvilletribes.com
Desk Phone: 509-634-2690
Mobile Phone: 509-631-1131

PO Box 150

Nespelem, WA 99155



On Mon, Apr 6, 2026 at 1:18 PM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good afternoon,

CDS is requesting comments on the following Reasonable Use application: RU-26-00001 Pazaruski.

Links to the file materials can be found below. The comment period will end on **April 24, 2026, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

Please let me know if you have any issues accessing the materials.

Internal Links: **RU-26-00001 Pazaruski**

External Links: [RU-26-00001 Pazaruski](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Reasonable Use” and then the project file number “RU-26-00001 Pazaruski”.

Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079

zach.torrancesmith@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.



To Protect and Promote the Health and the Environment of the People of Kittitas County

To: All Staff
From: Environmental Health
Date: April 22, 2026
Subject: RU-26-00001 Pazaruski

Drinking Water	<ul style="list-style-type: none">• Applicant is in the Snoqualmie Pass Utility District (SPUD) for drinking water
Wastewater	<ul style="list-style-type: none">• SPUD district is available for wastewater/sewage.





KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: April 10, 2026
SUBJECT: RU-26-00001 Pazaruski

ACCESS	<ol style="list-style-type: none"> 1. An approved access permit shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access. 2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 3. Driveway not to exceed 10% grade. Driveway between 10-15% grade shall be hard surfaced. Driveways exceeding 15% grade will require a variance KCC Title 12. 4. Stream crossing must be coordinated with Washington Department of Fish and Wildlife prior to issuance of Access Permit. <p>In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application. (RC)</p>
ENGINEERING	<ol style="list-style-type: none"> 1. The draft site plan details both a 5-ft diameter culvert and a 2-ft x 4-ft box culvert. 2. Kittitas County would consider the proposed structure a “major drainage structure” due to the amount of flow upstream of the crossing. As per KCC 12.04.06.040 (19) the county would require a bridge permit be submitted for the proposed design. 3. Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). (CBP)
SURVEY	Site plan does not meet the new requirements of WAC 332-130-145. (JT)
TRANSPORTATION CONCURRENCY	No comment.

FLOOD	Parcel #558535 is not within a FEMA identified special flood hazard area (1 percent annual chance flood zone). A floodplain development permit is not required. (SC)
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No Comment. (RC)

Please contact Kittitas County Public Works (509) 962-7523 with any questions.

From: [Tom Hastings](#)
To: [Zach Torrance-Smith](#)
Subject: RE: RU-26-00001 Pazaruski - Notice of Application
Date: Monday, April 6, 2026 2:50:14 PM
Attachments: [image001.png](#)
[image002.png](#)

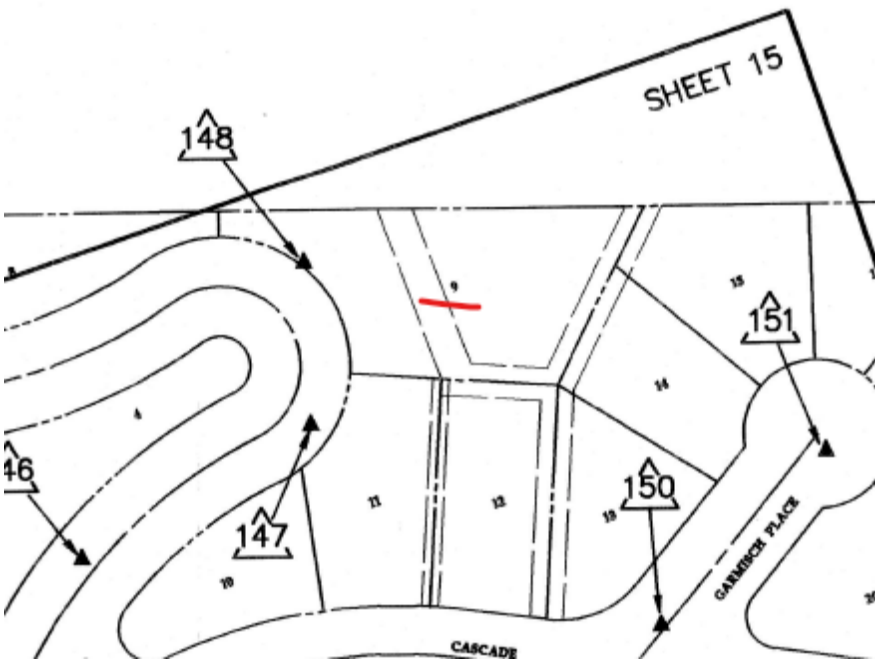
CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Zach

District comments below:

Be advised that this property has not yet purchased a water and sewer connection.

Maps below:





Tom Hastings, MBA

General Manager

Snoqualmie Pass Utility District

Office Hours: Mon-Thu 6:00am – 4:30pm

425.434.6600 direct

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

Sent: Monday, April 6, 2026 1:18 PM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp

<jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; Tom Hastings <THastings@snopass.org>; sepa@dahp.wa.gov; enviroreview@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; Jordan Bovee <jordan.bovee.hsy@colvilletribes.com>; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Karen Capuder <karen.capuder.adm@colvilletribes.com>; Kiana Sam <kiana.sam.adm@colvilletribes.com>; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; brietta.carter@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; rand461@ECY.WA.GOV; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; lhendrix@usbr.gov; jhoff@usbr.gov; ken.graham@parks.wa.gov; john.ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; real.estate@parks.wa.gov; kimberly.larned@usda.gov; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; Murray,Jamie C (BPA) - TERR-KALISPELL <JCMurray@bpa.gov>; Castle,Angela C (CONTR) - TERR-PASCO <ACCCastle@bpa.gov>; vlconnell@bpa.gov; dxrodgers@bpa.gov; rightofway@pse.com; brooksideconsulting@gmail.com; jwiseman@spfire.org; kombola@easton.wednet.edu; jensens@easton.wednet.edu
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: RU-26-00001 Pazaruski - Notice of Application

Good afternoon,

CDS is requesting comments on the following Reasonable Use application: RU-26-00001 Pazaruski.

Links to the file materials can be found below. The comment period will end on **April 24, 2026, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

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Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079

zach.torrancesmith@co.kittitas.wa.us

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April 16, 2026

**DEPARTMENT OF
NATURAL RESOURCES**

SOUTHEAST REGION
713 BOWERS ROAD
ELLENSBURG, WA 98926

509-925-8510
TRS 711
SOUTHEAST.REGION@DNR.WA.GOV
WWW.DNR.WA.GOV

Zach Torrance-Smith
Kittitas County Community Development Services
411 N. Ruby St, Suite 2
Ellensburg, WA 98926

RE: RU-26-00001 Pazaruski

Dear Mx. Torrance-Smith:

Thank you for the opportunity to comment on the proposed project on parcel(s): 558535 in Section 15, T. 22 N., Range 11 E., W.M.; Kittitas County.

Based on remote review of this parcel(s) it appears that some or all of the parcel(s) consist of forestland, and it will require a Forest Practices Application (FPA) from the DNR if merchantable timber is removed/harvested as part of the proposal and/or is being converted out of forest land (RCW 76.09 and WAC 222). The FPA would need to meet the requirements of the Forest Practices Act and its rules. It is our recommendation that the applicant meet with our local forest practices forester to discuss, they may call our Southeast Region office at (509) 925-8510 to schedule an appointment.

If there are questions regarding our comments, please contact our Region Forest Practices office at the number above.

Sincerely,

A handwritten signature in cursive script that reads "Amanda Moody".

Amanda Moody
Forest Practices Program Coordinator
Washington State Department of Natural Resources (DNR)
Southeast Region
Amanda.moody@dnr.wa.gov



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

April 20, 2026

Zach Torrance-Smith
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON RU-26-00001 Pazaruski

Dear Mr. Torrance-Smith,

Thank you for the opportunity to review and comment on Kittitas County Reasonable Use Application RU-26-00001 Pazaruski, a proposal to construct a 992 square foot residence, 600 square foot detached garage, driveway/access improvements and the installation of a culvert crossing on Kittitas County parcel 558535. The Washington Department of Fish and Wildlife (WDFW) is familiar with this parcel and has previously been on site (2018) to review the streams on the property. Our comments are regarding the project's impact on Fish and Wildlife Habitat Conservation Areas (FWHCAs, CAO Chapter 17A.04), specifically stream and riparian habitat.

As referenced in the critical areas report and observed during WDFW's prior site visit, there are two streams on the property. The critical areas report states: "These appear to be seasonal streams." WDFW observed both streams flowing in October 2018. The streams should be considered perennial unless a formal stream typing is completed by the Department of Natural Resources' Timber, Fish & Wildlife collaborative and determines otherwise. The streams are tributaries to Coal Creek, a fish-bearing tributary to Lake Keechelus. Coal Creek, including its tributaries, provide important habitat for native salmonids, such as Endangered Species Act (ESA) listed bull trout, and westslope cutthroat trout.

The proposed project is wholly within the Riparian Management Zone (RMZ, CAO 17A.04.030) of the streams. Kittitas County's Critical Areas Ordinance (CAO) states that RMZs and buffers shall be maintained in a predominately well-vegetated and undisturbed condition to ensure that they perform their intended function of protecting the FWHCA. Further, Riparian is identified as a Priority Habitat under WDFW's Priority Habitat and Species Program.

Under Kittitas County's CAO, the RMZ width shall be either the site-specific Site Potential Tree Height (SPTH) or 100 feet, whichever is greater, consistent with Best Available Science for pollution removal and Volume 2 of WDFW's Riparian Ecosystem Management Recommendation (CAO 17A.04.030(2)). Using the [SPTH mapping tool](#), the RMZ buffer at this location is 126 feet from the ordinary high water mark (OHWM).

We recommend following the mitigation sequencing of avoidance, minimization and mitigation. Avoiding and minimizing impacts to the RMZ as much as possible by reducing the development footprint as feasible and siting the infrastructure as far away from the streams as possible. Where impacts cannot be avoided, compensatory mitigation will be needed to offset the impacts to the streams' riparian buffers.

While Kittitas County's CAO doesn't include mitigation ratios for disturbance to riparian areas, the standard is mitigation must achieve equivalent or greater biological functions, including the loss of shade and any impervious surfaces being placed within the RMZ that preclude ecosystem function.

The Narrative Owner Statement included with the application materials states: "... opportunities for formal mitigation are limited ... several measures will be implemented to minimize impacts and protect existing environmental functions." These measures include minimizing clearing, retaining native vegetation, constructing best management practices, stream crossing design, and post-construction stabilization. Although these measures may minimize the disturbance of the project, they will not achieve no net loss of ecological function.

The proposed stream crossing will need to meet [WAC 220-660-190](#) and will require a Hydraulic Project Approval (HPA) permit from WDFW prior to construction. The water crossing structure must be designed to pass the 100-year flood flow, including ice, large wood and associated debris. During a site visit in October 2018, WDFW reviewed a potential access road for this parcel, with access from Snoqualmie Drive, and took bankfull measurements of the stream. The bankfull width measurements ranged from 11-14 feet. Based on these measurements, the 48" culvert proposed on the site plan is not sufficient. Following WDFW's Water Crossing Design Guidelines and WAC 220-660-190, WDFW recommends a bridge. We request a site visit with the landowner to review the proposed stream crossing location and discuss the water crossing structure.

WDFW recommends development of a mitigation plan for the impacts to the Riparian Management Zone, to be reviewed and approved by WDFW. The mitigation plan should quantify the proposed disturbance within the RMZ and the mitigation measures to achieve equivalent or greater biological functions of the FWHCA consistent with Kittitas County's Critical Areas Ordinance (CAO 17A.04.070). If planting is proposed as mitigation, it should include monitoring to ensure survivability of the planted plants. We recommend at least three years of monitoring with 80% survivability. If metrics fall below 80%, we recommend that similar plants be planted to replace those that did not survive.

Given there are two streams on this small parcel, and the RMZs wholly encompass the parcel, the plan should also explicitly state how much of the riparian area is to be left. Significant incursions into the riparian area are likely to result in substantial impacts to the streams and avoidance and minimization should be the first step of this mitigation plan. We recommend the mitigation plan be developed prior to approval of this application to determine if the impacts could be mitigated for.

WDFW requests to meet on site with the applicant and the County to review the proposed development, discuss the streams and mitigation, and determine the appropriate water crossing structure and sizing.

We look forward to working collaboratively with the County and the applicant on this project. Please contact me at (509) 406-3206 or Cassandra.Weekes@dfw.wa.gov if you have any questions or concerns regarding these comments.

Sincerely,



Cassandra Weekes
Area Habitat Biologist

From: [Timothy Batin](#)
To: [Zach Torrance-Smith](#)
Subject: Re: RU-26-00001 Pazaruski - Notice of Application
Date: Tuesday, April 7, 2026 1:26:16 PM

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The project, [RU-26-00001 Pazaruski](#), Lies within the Ceded lands/ Usual & Accustomed Area of the Confederated Tribes and Bands of the Yakama Nation. The project review didn't yield any new information that would require further investigation of the potential impacts on Archaeological/Cultural Resources.

Thank You,

Timothy Batin, TFW Archaeologist, Yakama Nation Fisheries

On Mon, Apr 6, 2026 at 1:18 PM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good afternoon,

CDS is requesting comments on the following Reasonable Use application: RU-26-00001 Pazaruski.

Links to the file materials can be found below. The comment period will end on **April 24, 2026, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

Please let me know if you have any issues accessing the materials.

Internal Links: [RU-26-00001 Pazaruski](#)

External Links: [RU-26-00001 Pazaruski](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Reasonable Use” and then the project file number “RU-26-00001 Pazaruski”.

Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079

zach.torrancesmith@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: [Barbie McQuay](#)
To: [Zach Torrance-Smith](#); [Julia Sargeant](#); [Mark Mcquay](#)
Subject: Culvert instrument Parcel 558535
Date: Thursday, April 23, 2026 4:32:40 PM
Attachments: [gmail_images20260423_161207.png](#)

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Dear Kittitas County,

I am writing to formally express my opposition to the proposed culvert addition detailed in the attached notice. The current plans, which support the construction of a 992-square-foot building and a 600-square-foot detached garage, would disrupt the natural environment and the runoff creek that runs through my property line.

My property is Parcel #13, located at the corner of Garmisch Place and Cascade Place. I am concerned that any modification to the waterway will cause significant drainage issues for my property downstream. During seasons of high snowmelt, this stream carries a much larger volume of water than your current design considers

I strongly encourage a redesign of these plans that ensures NO movement or redirection of the existing runoff.

One of the desirable elements my plot had when we purchased it 27 years ago was and is the stream in the manner that it is now. I oppose any culvert installed or redirection of the runoff.

Creat some other method the bring cars in that doesn't threaten the natural environment, habitat of wild life and scenic beauty at this parcel.

Best regards,

Barbie McQuay
425-444-3097 (cell)
PO Box 40 / 20 Garmisch Place
Snoqualmie Pass, WA 98068

Thank you for your time today,

From: [Eric Engebretson](#)
To: [Zach Torrance-Smith](#)
Subject: comment on proposal ref parcel #558535
Date: Friday, April 24, 2026 3:07:00 PM

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Good day,

Ref. Comment on proposal ref. Parcel #558535:

My concern would be the flow path of the stream, and whether the culvert is sized to prevent any change in that path.

There are no current water drainage issues on my property, and I hope the new construction does not change that.

Thank you

Eric Engebretson
Parcel 568535

Sent from [Outlook](#)

From: [HPOA HYAK](#)
To: [Zach Torrance-Smith](#); [HPOA HYAK](#)
Subject: Pazaruski Reasonable Use (RU-26-00001)
Date: Friday, April 24, 2026 1:39:04 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

To whom it may concern.

We are writing to comment on the Notice of Application for the Pazaruski Reasonable Use (RU-26-00001) project with parcel number 558535.

We are the Hyak Property Owners Association (HPOA) board that represents the 308 parcel owners within the Hyak Estates Community. The HPOA follows our governing documents of Covenants and Bylaws. We were made aware by several concerned property owners, who received the Notice of Application from Kittitas County for the development of this property. The HPOA supports property owners from using their property as long as it does not negatively impact neighbors and our community and/or cause damage.

Upon review, we see discrepancies between what Ryan Pazaruski provided to the HPOA board and Kittitas County in this permit. Specifically the following:

- The plans the HPOA received have a garage footprint of 31' by 32'. Site plans submitted to us and the county show a site plan with a garage of 20' by 30'. We were told changes were still being made but we have to go off information provided. These differences must be addressed prior to any approval.
- We asked specifically about the size of the culvert that will be using for the driveway over the first creek. In the owner statement to Kittitas County, statement mentioned that it'll be "installed in accordance with applicable engineering and environmental standards to ensure proper drainage and maintain stream function". In our March meeting, property owner verbally mentioned the next culvert down is 3' so theirs will likely match that. During this past winter, we had significant rain and surface water drainage that caused damage to homes and the entrance to the Hyak neighborhood. The HPOA board will not be held liable for damages that may result from culvert placement if not the correct size or placement or if water drainage changes due to improvements on this property. We ask that Kittitas County fully review plans for any and all alterations made to this

creek.

- This application to Kittitas County mentions several times the plans of building a home and detached garage. HPOA covenants **2. Building Restrictions** state "Detached garages will only be allowed if a covered walkway connects the garage to the house." The plans submitted that are still being modified, do not reflect a covered walkway. This is a HPOA covenant requirement to connect the garage and home.

The HPOA board supports the Pazaruski family building their dream home in the Hyak neighborhood. Some lots have more challenges than others and we encourage anyone to ensure they have done all the proper research prior to purchasing and building.

We appreciate Kittitas County Plans Department reviewing our comments and concerns. The Pazaruski property on Snoqualmie Drive does not currently have HPOA approved building plans. They have been made aware in past emails and in our March 3, 2026 meeting, that they are not approved and no land clearing can take place without approval. We have concerns with several details of their house plans. We have expressed these concerns with propane tank placement, chimney location, snow shedding to one side, drainage, and property setbacks to the creeks and/or property lines.

Please include the HPOA board with any and all decisions or outcomes at hpoahyak@outlook.com

Thank you,
HPOA Board

From: [Hunter Jones](#)
To: [CDS User](#)
Cc: [Zach Torrance-Smith](#)
Subject: Pazaruski Reasonable Use (RU-26-00001)
Date: Thursday, April 23, 2026 9:42:34 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Good morning,

I oppose the application and would urge for denial. This conclusion was formed from the potential negative impacts of the structures to include the dwelling, detached garage, culvert and impervious surfaces planned to be put on the parcel that is flanked by two forks of the same natural waterway. The concerns are in regards to disturbing natural water flow, habitat and well situated mature native plant life that is on and adjacent to public forrest service land. I also have concerns about a greater impact to erosion on the two very steep banks leading down to either water way, of which either require leaving trees in place to follow setback limitations while simultaneously needing to be removed to meet fire regulations. In either case, the “minimally necessary impact” that is stated to complete the build is far over reaching to the health and stability of the parcel itself as well the surround properties.

Thank you for your time,

Hunter Jones

From: [Linda Legg](#)
To: [Zach Torrance-Smith](#)
Subject: re: RU-26-00001
Date: Tuesday, April 21, 2026 11:10:01 AM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Good morning!

In regards to the notice of application for a reasonable use application, I have a couple of concerns at this time. It is in regards to the proposed installation of a culvert crossing over the southern stream near the center of the parcel, and the proposed detached garage.

RE: Culvert - Nowhere in the documentation that I have been able to find, are any indications of the size of this culvert. It is only mentioned that "The proposed culvert crossing will be designed and installed in accordance with applicable engineering and environmental standards to ensure proper drainage and maintain stream function." (as stated on the Pazarusk narrative owner statement).

The property owner further states in his narrative "The proposed *drainage* crossing has been designed in a manner consistent with other crossings present within the Hyak neighborhood...". First, this is a stream not a drainage. Second, with this winter's heavy rains and melt off that caused massive flooding at the entrance to Hyak neighborhood, seriously damaging that road bed, I do not feel that serious consideration is being given to this issue aka the owner in his statement dumbing down a free flowing stream to just a drainage crossing"

RE: Detached Garage - it is stated in this same document that " The proposed single-family residence and detached garage are consistent with the residential zoning designation for the parcel and with the surrounding pattern of development within Snoqualmie Pass". I have consulted with our HPOA President and she confirmed my belief that detached garages are not allowed under the covenants for the Hyak neighborhood. I am assuming that this issue can be further discussed with the HPOA board to come to an equitable resolution.

My intention with my comments is not to halt a new neighbor from utilizing the lot they own, but to ensure that the stream crossing in all seasons/weather is built in such a way that does not create damaging flooding to our current road system.

Thank you for your time and consideration,

Linda Legg
William Legg
441 Snoqualmie Drive
Snoqualmie Pass, WA 98068
425-471-2327

From: [Sargeant House](#)
To: [Zach Torrance-Smith](#); [Sargeant House](#)
Subject: Reasonable Use Exception Request - Pazaruski - parcel 558535
Date: Thursday, April 23, 2026 10:17:18 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

To Whom It May Concern:

This email is in regard to the Notice of Application received regarding the Pazaruski Reasonable Use (RU-26-00001) project with parcel number 558535.

We, Gregg and Julia Sargeant, are property owners at 40 Garmisch Pl., Snoqualmie Pass, WA 98068 and our property shares a lot line with the property in question.

We have reviewed the documents as submitted to the county as well as the documents that were previously submitted to the Hyak Property Owners Associate and have several concerns about the proposed project as well as the requested exceptions. We believe that approving this project as requested will result in detriment to not only the current ecosystem and land, but also has great potential for damage to neighboring properties and homes.

Concerns, Discrepancies and Misleading Information:

1. In the property description provided in the Narrative Owner Statement Document, the lot is described as being 0.42 acres (43,560 sq ft.). This 'small size' is given as a reason of why the Critical Land Use Exception is needed and to build closer than the required distance of 125 foot buffer to the streams on the property. **This information is misleading.** The lot in question is actually large for the average lot size in Hyak Estates. A quick calculation of even just the 7 properties on Garmisch Pl in Hyak Estates shows that the average lot size is 9,458 sq ft., only a quarter of the size of the lot in question. Using this reasoning as one point as to why the exception should be granted is invalid and misleading.

2. In the same Narrative Owner Statement Document it is stated that the presence of slopes limit feasible building areas. Hyak is a mountain community. Virtually the entire community is built on a slope. If slope was used as a reason to either build, not build or reason for exception, the neighborhood would likely not exist. Homeowners and builders alike have managed to build homes on slopes without drastic exceptions and endangering the surrounding neighbors and ecosystems. This project should be no different. Surely there are designs that can be accomplished without encroaching on the streams and that also allow for the slope of the lot. Many other builders have seemed to find a way to design and build with success.

Misleading Information

3. Detached garage - This is in direct violation of the Hyak Property Association Covenants and Building Guidelines as detached garages are not permitted in Hyak Estates. The

documentation provided states that the proposed building plans meet local building requirements. This is **False Information**.

4. Minimization of Clearing of vegetation - more recent county requirements for building have required new houses and owners to virtually clear cut their property. So the statements in the documents that minimize this are **misleading**. The lot will effectively be required to be clearcut, leaving the neighboring trees with disturbed root systems and weakening all nearby trees. This weakening of the root systems not only will likely result in tree death, but also very possible wind and storm damage to neighboring homes and property. Just as recently as this past winter, there were recorded winds of up to 70 miles per hour at Snoqualmie Pass. Weakened tree root systems near neighboring homes will be a danger and will cause a potential life threat.

5. Culvert Design - there is insufficient information provided regarding the design of the proposed culverts. In the documents provided to the county and to the Hyak Property Owners Association, there is very little information provided and only so much as to say it will follow other culverts in the neighborhood. This design plan is not enough. The amount of water that flows through the streams on the property during the fall and spring seasons is substantial and even heavier during rain and flooding events like this past year. To simply plan on building something similar to another part of the neighborhood is irresponsible. **These statements are concerning**.

6. In the owner's statement and letter, it is presented that the Hyak Association Board had very few concerns regarding the proposed building plans and that the Board 'really liked the home plan'. **This is False Information**. The Board expressed a number of concerns, asked for revisions of the plans and well as several clarifications. The board also expressed concerns regarding the single slope shed style of the roof, placement of the culverts, potential flooding, placement of the propane tanks and height restriction issues. These concerns were documented in a public meeting. The owners seemed unaware of many of the building challenges of the Hyak neighborhood and generally uninformed.

7. Inconsistent Information - the owners have presented inconsistent building plans to the county and to the Hyak Property Owners Association for review. The house and garage sizes are not the same and other details do not align. **This information is inconsistent and misleading**.

The above issues and concerns are serious matters that need serious thought and consideration. While it may be difficult to build on the lot as is and within the confines of the streams and required buffers and the slopes, it is likely possible. The owners should consult with builders who are familiar with building within Hyak and who are familiar with complex projects. Additionally, researching the lot prior to purchase likely should have been a priority.

It is not our intent to limit another owner's ability to enjoy their property, however it is our intent to protect our property and our primary home. As full time residents, we do not have another home to go to if and when this home is destroyed by flood waters or falling trees. We are simply asking that all considerations be taken with this project so that all neighbors can still enjoy their property safely and securely.

We are asking Kittitas County to heavily review this project. Visit the site in person, walk the property. Understand the potential impacts this will have and to not make this decision from behind a desk. The information provided in the Application Package does not provide the entire picture and there is much more to understand.

Thank you for your time and consideration.

For future updates regarding decisions or next actions on this project, please use our below email for any and all updates:

hyakhouse@gmail.com

Gregg and Julia Sargeant
40 Garmsich Pl.
Snoqualmie Pass, WA 98068
616-889-8199
hyakhouse@gmail.com