

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

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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 modifying, do 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