

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

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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:

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