

Date: 05/19/2026

To: Kittitas County CDS

From: Ryan Pazaruski and Encompass Engineering and Surveying

Re: Comment Response for RU-26-00001 Pazaruski

BPA

Applicant Response – Applicant understands and will comply.

CTCR

Applicant Response – The applicant agrees to develop an Inadvertent Discovery Plan.

KCPH

Applicant Response – Applicant understands and is in contact with SPUD.

KCPW

Applicant Response – Applicant does not object and will comply with all public works comments.

SPUD

Applicant Response – Noted. Applicant will purchase water and sewer connections when appropriate.

DNR

Applicant Response – The applicant will pursue an FPA if necessary.

WDFW

Applicant Response – The applicant agrees to provide a crossing plan meeting the requirements of WDFW’s water crossing manual with the intention of securing an HPA. The applicant will also work with WDFW to develop a mitigation plan. The applicant requests that specific, quantifiable mitigation requirements be provided as a condition of this Reasonable Use Permit.

Public Comment

Applicant Response – (Responding to Barbie McQuay) Applicant agrees to work with WDFW and Public Works to ensure that the crossing is appropriately sized.

Applicant Response – (Responding to Eric Engebreston) Applicant agrees to work with WDFW and Public Works to ensure that the crossing is appropriately sized.

Applicant Response – (Responding to HPOA Board) Applicant agrees to continue working with County Planning Staff and the HPOA to ensure all necessary County and HPOA

requirements are met. Site and crossing plans are being developed and will be shared with the HPOA Board once necessary County approvals have been obtained.

Applicant Response – (Responding to Hunter Jones) Applicant agrees to continue working with WDFW to ensure the crossing design and mitigation plans minimize impacts to the parcel.

Applicant Response – (Responding to Linda and William Legg) Applicant agrees to work with WDFW and Public works to ensure that the crossing is appropriately sized. Applicant agrees to meet HPOA requirements.

Applicant Response – (Responding to Gregg and Julia Sargeant) Applicant agrees to utilize best management practices to design and construct a modest home meeting all County and HPOA requirements. The applicant agrees to minimize impacts to the greatest extent possible as allowed by the review agencies, including minimizing any and all vegetation removal on the steep slopes (except as required to complete a water crossing in compliance with WDFW). The Applicant agrees to work with WDFW and Public Works to ensure the crossing is sufficiently sized for expected flows. The Applicant plans to continue working with agency staff and the HPOA Board to develop plans meeting all necessary requirements.

The applicant would like to thank County planning staff as well as all other agency staff members for their continued due diligence and comments on these plans as they navigate development of a challenging parcel. The applicant would also like to thank members of the public and the HPOA board for their comments and would like to express their appreciation for the concerns raised. It is understood that the Reasonable Use Permit is the first of many approvals that will be necessary to ultimately complete the build-out, and we look forward to working with you all throughout the process.