

From: [Yang, Amber](#)
To: [Jeremiah Cromie](#)
Subject: RE: VA-23-00003 Sparks Park - Re-notice of Application due to SEPA requirement; rw 130305
Date: Friday, May 12, 2023 6:02:11 PM

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Hi Jeremiah,

PSE has 3 phase cables and underground vaults along W SPARKS RD and overhead wires and pole along the east side of the parcel.

Would you please ask the customer to do locate on the electric facilities on his parcel so I know if they are in the ROW or other parcels, instead of his? Also, is this customer requesting any change in setback within the 10' frontage along W SPARKS RD? thanks!

Amber (Pei Fang) Yang

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Subject: VA-23-00003 Sparks Park - Re-notice of Application due to SEPA requirement

CAUTION - EXTERNAL EMAIL

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Good morning,

Reason for Re-Notice: This property had a SEPA done in 2019 (SE-19-00014 Love's) for the same project (Truck Stop, Restaurant, Tire Shop) that resulted in a Mitigated Determination of Non-Significance (MDNS) threshold decision. During the previous comment period, it was discovered that this previous SEPA had been vacated by Kittitas County Superior Court Order #20-2-00101-19 which requires a new SEPA threshold decision from Kittitas County for this project. Kittitas County has received a new SEPA checklist (SE-23-00010) and fees paid for this checklist as of April 17, 2023. Kittitas County deemed this SEPA checklist complete on April 21, 2023.

CDS is requesting comments on the following Variance and associated SEPA application (SE-23-00010): VA-23-00003 Sparks Park. The variance request is for a truck stop, restaurant and retail services to go above the allowed square footage of a site and impervious surface for the use as well as go above the maximum allowed square footage for retail services in General Commercial zoning in a Type 3 LAMIRD. Kittitas County anticipates issuing a Mitigated Determination of Non-Significance (MDNS) for this project application and is using the optional SEPA process found in WAC 197-11-355. This may be the only opportunity to comment on the ecological impacts of this project.

Links to the file materials (including SEPA checklist) can be found below. The comment period will end on **Friday May 12, 2023 at 5p PM (PDT)**. **CDS will assume you do not wish to provide comment if not received by this date. All comments from the previous comment period for the variance that**

ran from February 23, 2023 to March 13, 2023 will still be considered in the decision-making process. These comments do not need to be re-submitted.

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

Internal: [VA-23-00003 Sparks Park](#)

External: [VA-23-00003 Sparks Park](#)

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 “Setback Variances” and then the Project File Number “VA-23-00003 Sparks Park”

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