



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

## Affidavit of Mailing & Publication

PROPOSAL NAME: (VA-23-00003) Sparks Park

NOTIFICATION OF: Re-Notice of Application

NOTIFICATION MAIL DATE: April 27, 2023

I certify that the following documentation:

- Re-Notice of Application for VA-23-00003 Sparks Park Zoning Variance

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Jeremiah Cromie  
Community Development Services Planner II  
County of Kittitas  
State of Washington

Subscribed and sworn to before me this 27<sup>th</sup> day of April, 2023



Stephanie Mifflin  
Notary Public for the State of Washington residing  
in Ellensburg.

My appointment expires: 12.23.25



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Office 509-962-7506

Building Partnerships - Building Communities

### RE-NOTICE OF APPLICATION Sparks Park Variance (VA-23-00003)

**Notice of Application: April 27, 2023**

**Application Received: February 2, 2023, April 17, 2023 (SEPA Checklist)**

**Application Complete: February 17, 2023, April 21, 2023 (SEPA)**

**Project Name:** (VA-23-00003) Sparks Park Variance

**Applicant:** Angadjot Sandhu (Authorized Agent)

**Location:** The subject property is parcel # 778834 that is located just east of the Sparks Rd. I-90 interchange (Exit 70) in Easton, WA. The property is in Section 02, Township 20, Range 13, W.M. in Kittitas County, bearing Assessor's map number 20-13-02030-0009.

**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.

**Proposal:** Angadjot Sandhu, authorized agent, submitted a Variance application on February 2, 2023 pursuant to Kittitas County Code (KCC) 17.84 on 16.51 acres of land zoned LAMIRD Type 3 General Commercial in a LAMIRD Land Use currently owned by Sparks Park LLC. The variance request is for a truck stop, restaurant, and vehicle repair shop to go above the current limitations of site area, impervious surface and retail square footage on the property. All these uses are permitted outright in General Commercial zoning in a Type 3 LAMIRD.

KCC 17.15.070 limits uses other than manufacturing, outdoor recreation, and natural resources to 30,000 square feet in area and 33% of the lot to be impervious surface. KCC 17.15.070.2(48) limits retail sales to 4,000 square feet. The applicant is proposing a truck stop, restaurant and vehicle repair shop use that would be approximately 672,047 square feet (15.42 acres), include impervious surfaces of 69% of the lot and include 8,325 sq. ft. of retail services.

**Materials Available for Review:** The submitted application and related filed documents may be examined on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Setback Variance" & "VA-23-00003 Sparks Park". They can also be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby Street, Suite 2, Ellensburg, Washington, 98926 during regular business hours. Phone: 509-962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to **5:00 p.m. on May 12, 2023**. Any person has the right to comment on the application and request a copy of the decision once made. 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.

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**Public Hearing:** Under Title 15A.03.080 and 17.84.010, Zoning Variances and SEPA Threshold decisions are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision-making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. A Notice of Decision will be published once a decision is made. Appeals to an administrative land use decision must be filed within 10 working days with Community Development Services as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1670.

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**Required Studies:** Traffic Impact Analysis (TIA)

**Designated Permit Coordinator (staff contact):** Jeremiah Cromie, Staff Planner: 509-962-7046, e-mail at [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

**Publication Date (Daily Record):** April 27, 2023

**Publication Date (NKCT):** April 27, 2023

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Sparks Park LLC  
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**To:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

**Subject:** Ad: 363489 / Re: VA-23-00003 Sparks Park (Publishing) - Re-Notice of Application

**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.

Happy Friday, Jeremiah,

I hope you had a nice week!

Please see attached for your legal proof scheduled to run on April 27.

**Please let me know if you approve or would like any changes made.**

Thanks so much and have a nice weekend!

## Megan Breckenridge

Advertising Assistant

Ellensburg Daily Record

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**[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]**

---

**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>

**Sent:** Friday, April 21, 2023 2:57 PM

**To:** Megan Breckenridge <mbreckenridge@kvnews.com>; KVNews Legals <legals@kvnews.com>;

'Jana Stoner (NKC Tribune)' <jana@nkctribune.com>; 'terry@nkctribune.com'

<terry@nkctribune.com>; 'NKC Tribune Advertising Department' <ads@nkctribune.com>

**Subject:** VA-23-00003 Sparks Park (Publishing) - Re-Notice of Application

**CAUTION, this email originated from outside the organization.**

Hello,

Please publish the attached legal in your papers as follows:

**Daily Record:** April 27, 2023

**NKCT:** April 27, 2023

Please send a proof for review. Let me know if there are any questions. Thank you.



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PUBLISH: NKCT: April 27, 2023

PUBLISH: Daily Record: April 27, 2023 / LEGAL #: 363489

**From:** [Megan Breckenridge](#)  
**To:** [Jeremiah Cromie](#)  
**Subject:** Re: 363489 / Re: VA-23-00003 Sparks Park (Publishing) - Re-Notice of Application  
**Date:** Friday, April 21, 2023 3:39:37 PM

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Thank you for your final approval, Jeremiah!

## Megan Breckenridge

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**Sent:** Friday, April 21, 2023 3:31 PM  
**To:** Megan Breckenridge <mbreckenridge@kvnews.com>  
**Subject:** RE: 363489 / Re: VA-23-00003 Sparks Park (Publishing) - Re-Notice of Application

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Megan,

This looks fine and I give approval. Thanks.

**Jeremiah Cromie**  
**Planner II**  
**Kittitas County**  
**Community Development Services**  
411 N. Ruby Street; Suite 2  
Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

**From:** Megan Breckenridge <mbreckenridge@kvnews.com>  
**Sent:** Friday, April 21, 2023 3:23 PM

**From:** [Jana Stoner \(NKC Tribune\)](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [NKC Tribune Advertising Department](#)  
**Subject:** Re: VA-23-00003 Sparks Park (Publishing) - Re-Notice of Application  
**Date:** Friday, April 21, 2023 6:19:49 PM

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CONFIRMATION OF RECEIPT.

We'll get this published!

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**Jana E. Stoner - Publisher / CEO**  
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**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>  
**Date:** Friday, April 21, 2023 at 2:58 PM  
**To:** 'Megan Breckenridge' <mbreckenridge@kvnews.com>, "'legals@kvnews.com'" <legals@kvnews.com>, "Jana Stoner (NKC Tribune)" <jana@nkctribune.com>, "Terry Hamberg (NKC Tribune)" <terry@nkctribune.com>, NKC Tribune Advertising Department <ads@nkctribune.com>  
**Subject:** VA-23-00003 Sparks Park (Publishing) - Re-Notice of Application

Hello,

Please publish the attached legal in your papers as follows:

**Daily Record:** April 27, 2023

**NKCT:** April 27, 2023

Please send a proof for review. Let me know if there are any questions. Thank you.

**Jeremiah Cromie**  
Planner II

**From:** [Jeremiah Cromie](#)  
**To:** [Joe Dietzel](#); [Kim Dawson](#); ["long@kittcom.org"](#); ["storch@kittcom.org"](#); [Julie Kjorsvik](#); [Toni Berkshire](#); [PublicHealth Inspectors](#); [Lisa Lawrence](#); [Patti Stacey](#); [Kelee Hodges](#); [Candie Leader](#); [Tate Mahre](#); [David Ohl](#); [Codi Fortier](#); ["enviroreview@yakama.com"](#); ["corrine\\_camuso@yakama.com"](#); ["jessica\\_lally@yakama.com"](#); ["noah\\_oliver@yakama.com"](#); ["casey\\_barney@yakama.com"](#); ["kozi@yakamafish-nsn.gov"](#); ["matj@yakamafish-nsn.gov"](#); ["barh@yakamafish-nsn.gov"](#); ["tebu461@ecv.wa.gov"](#); ["lowh461@ECY.WA.GOV"](#); ["FormerOrchards@ecv.wa.gov"](#); ["wendy.neet@ecv.wa.gov"](#); ["crosepa@ecv.wa.gov"](#); ["rand461@ECY.WA.GOV"](#); ["hector.casique@ecv.wa.gov"](#); ["crosepacoordinator@ecv.wa.gov"](#); ["christopher.kossik@ecv.wa.gov"](#); ["Scott.Downes@dfw.wa.gov"](#); ["Jennifer.Nelson@dfw.wa.gov"](#); ["Elizabeth.Torrey@dfw.wa.gov"](#); ["sepa@dahp.wa.gov"](#); ["Sydney.hanson@dahp.wa.gov"](#); ["jorgenja@cwu.edu"](#); ["nelmsk@cwu.edu"](#); [Jeremy Larson](#); [Steph Mifflin](#); ["russell.mau@doh.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["brenda.young@dnr.wa.gov"](#); ["luke.warthen@dnr.wa.gov"](#); ["SEPACENTER@dnr.wa.gov"](#); ["MARTIN.MAUNEY@dnr.wa.gov"](#); ["scott.chambers@dnr.wa.gov"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["mbreckenridge@kvnews.com"](#); ["legals@kvnews.com"](#); ["Deborah.j.knaub@usace.army.mil"](#); ["Jenae.N.Churchill@usace.army.mil"](#); ["lhendrix@usbr.gov"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["Kimberly.peacher@navy.mil"](#); ["Robert.d.bright10.civ@army.mil"](#); [Haley Mercer](#); [Christy Garcia](#); ["steve@snoqualmtribe.us"](#); ["dahp@snoqualmtribe.us"](#); ["adam@snoqualmtribe.us"](#); ["guy.moura@colvilletribes.com"](#); ["sam.rushing@colvilletribes.com"](#); ["connor.armi.hsy@colvilletribes.com"](#); ["matt.boast@kittitaspud.com"](#); ["rightofway@pse.com"](#); ["Joseph.Pignatelli@pse.com"](#); ["Dtsmith@BPA.gov"](#); ["kimberly.lamed@usda.gov"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#); ["AviationLandUse@wsdot.wa.gov"](#); ["KaiserM@wsdot.wa.gov"](#); ["krahenm@wsdot.wa.gov"](#); ["isond@wsdot.wa.gov"](#); ["ken.graham@parks.wa.gov"](#); ["kombola@easton.wednet.edu"](#); ["jensens@easton.wednet.edu"](#); ["millerj@easton.wednet.edu"](#); ["superintendent@easton.wednet.edu"](#); ["kcf3102@yahoo.com"](#); ["asstchief.eastonfd3@gmail.com"](#); ["Ilon.Logan@faa.gov"](#); ["Mikejones777@gmail.com"](#); ["Moultonjason70@hotmail.com"](#); ["jensenjohnr@yahoo.com"](#); ["ltingig@comcast.net"](#); ["irtinwa@comcast.net"](#); ["hollie@ymail.com"](#); ["camody@mftlaw.com"](#); ["Girard@mftlaw.com"](#); ["eastonwaterdistrict@hotmail.com"](#); ["gerbado31@gmail.com"](#); ["Bdavid9040@aol.com"](#); ["schauertm50@gmail.com"](#); ["terriacampbell@gmail.com"](#); ["KraigMcLeod@msn.com"](#); ["annmariemcleod@msn.com"](#); ["campbellgang@gmail.com"](#); ["Patti.rayfield@icloud.com"](#); ["Tom\\_rayfield@comcast.net"](#); ["Nksmith777@gmail.com"](#); ["m.tignor@comcast.net"](#); ["everett@netos.com"](#); ["jeannebts19@gmail.com"](#); ["karirenet@gmail.com"](#); ["Catrider58@gmail.com"](#); ["wayne@ctstan.com"](#); ["Ciskier88@gmail.com"](#); ["matthewkylejohnson@gmail.com"](#); ["tmitchell@buchalter.com"](#); ["jworthen@buchalter.com"](#); ["Kerimonroe@comcast.net"](#); ["Sanbros.fams@gmail.com"](#); ["omakinn@gmail.com"](#); ["bill@yourbrokerbill.com"](#); ["Dan.phillips@scialliance.com"](#); ["bill.dunning@scialliance.com"](#); ["nathan@inlandcell.com"](#)  
**Cc:** [Dan Carlson](#); [Chace Pedersen](#); [Jamey Avling](#); [Kelly Bacon \(CD\)](#)  
**Subject:** VA-23-00003 Sparks Park - Re-notice of Application due to SEPA requirement  
**Date:** Thursday, April 27, 2023 9:10:15 AM  
**Attachments:** [VA-23-00003 Sparks Park Re-Notice of Application April 2023.pdf](#)  
[SE-23-00010 Easton Travel Center SEPA Checklist.pdf](#)  
[VA-23-00003 Sparks Park Site Plan.pdf](#)

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”

**Jeremiah Cromie**  
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