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January 21, 2023

Dan Carlson, AICP  
Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: Mountview Group LLC Travel Center  
Zoning Variance Application

Dear Dan:

The proposed Mountview Group Travel Center project would be located on Kittitas County Parcel Number 778834, off West Sparks Road at the I-90 Exit 70 interchange. The parcel is approximately 16.51 acres in size and is currently undeveloped. A vicinity map is shown in Figure 1.

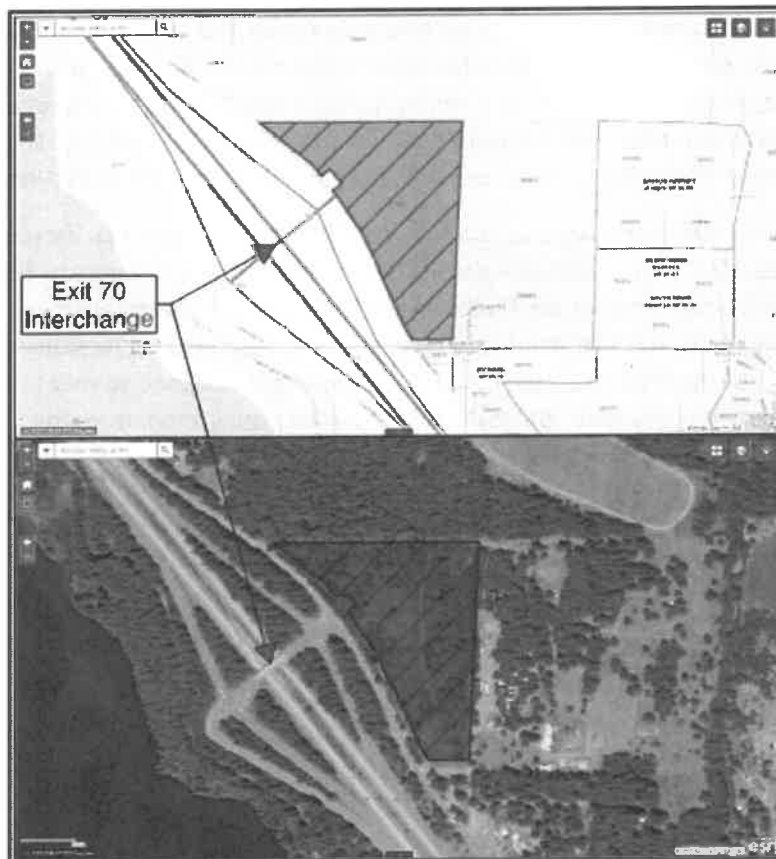


Figure 1: Vicinity Map, I-90 Exit 70, Easton Washington

Per the Kittitas County GIS Spatial Database Engine “Zoning” dataset the parcel is zoned as General Commercial with a LAMIRD Type 3 (Rural Employment Centers) overlay. A site plan of the proposed travel center is enclosed with this letter for your reference.

Two points of access from West Sparks Road are proposed, the main entrance/exit adjacent to the I-90 interchange and an additional access further south along West Sparks Road. Two buildings are proposed, a travel center and a vehicle maintenance facility. The travel center is proposed to contain two quick service restaurants (QSR), one of which is equipped with a drive-through window, a convenience store, and travel amenities such as a driver’s lounge, showers, bathrooms, and self-service laundry facilities. A detached three-bay tire shop and vehicle maintenance building is proposed and shown on the enclosed site plan. The tire shop and vehicle maintenance building accommodates repair activities entirely inside the enclosed repair bay areas, no outdoor repair or service area is proposed. Passenger vehicle and truck fuel pumps will be located under separate canopies on opposite sides of the convenience store building, with a platform scale to be located at the southernmost end of the truck fueling canopy. Nine truck fuel pumps and eight passenger vehicle fuel pumps are proposed. A towing and recovery service is proposed to be staged and operated from the travel center. The travel center will create numerous jobs in the community. An on-site septic system would be installed to provide sanitary sewer treatment, and water service will be provided via connection from the Easton Water District with potential upgrades to that system. Stormwater retention and treatment is proposed via on-site basins.

On-site parking will accommodate approximately 100 trucks and 80 passenger vehicles. This level of parking will provide relief from the unsafe practice of vehicles parking in unauthorized areas along I-90 and its interchange ramps, a situation that is exacerbated during weather-related closure of I-90 through Snoqualmie Pass. The travel center will provide refuge and services to travelers during these closures and relieve traffic that presently uses local access roads to return east from the exit 70 interchange when I-90 is closed. The travel center will provide a safe chain-up area when chain restrictions are activated through Snoqualmie Pass.

The parcel is screened from I-90 by mature conifers between the interstate and exit ramps and the exit ramps and Sparks Road, see Figure 2. These stands are also visible along the ramps in Figure 1. The parcel is screened from Sparks Road by mature conifers that are located along the Sparks Road embankment in the public right-of-way. The proposed development will maintain and enhance this screening along its frontage to preserve the scenic and rural character of the area, see Figure 3. The site grading is designed so that the facilities are generally lower than the existing grade of Sparks Road to aid in screening them from the I-90 corridor.



Figure 2: View Toward Site from 1-90 Eastbound



Figure 3: View Toward Site from I-90 Exit 70 Interchange

### Kittitas County Code (KCC) Variance Requests

The proposed uses for the site per KCC 17.15.070.1, Rural Employment Centers (Type 3 LAMIRDS) are allowed for the parcel. These uses include *Restaurant, Retail sales (general), and Vehicle/equipment service and repair*. Per KCC 17.15.070 all allowed uses within Type 3 LAMIRDS, other than manufacturing, outdoor recreation, and natural resource processing will be limited to 30,000 square feet in area, and that impervious surfaces on lots greater than one acre in size are limited to one third (1/3) of the lot.

1. A variance is requested from KCC 17.15.070 to allow each use not to be limited to 30,000 square feet on the parcel. Table 1 summarizes an estimate for the square footage of each use proposed on the parcel. Each use is presently below the 30,000 square-foot threshold but as the project is further developed it is possible that the *Retail sales, general* use will exceed 30,000 square feet.

Use	Proposed Square Footage (Approximate)
Restaurant	5,000
Retail sales, general	
Diesel Fueling Canopy	4,500
Gas Fueling Canopy	5,700
Convenience Store	8,325
Vehicle/equipment service and repair	7,700

Table 1: Summary of Land Uses

2. A variance is requested from KCC 17.15.070 to allow for the impervious surfaces on the parcel, which is greater than one acre, to exceed one-third of the lot size. The total impervious surfaces proposed is approximately 479,400 square feet. The parcel size is 16.51 acres, or 719,175 square feet, therefore the proposed impervious surfaces would total 69% of the parcel.
3. A variance is requested from KCC 17.15.070.2 to allow the total square footage of the *Retail sales, general* use to exceed 4,000 square feet.
4. A variance is requested from KCC 17.15.070.2, note 48, to allow for the retail sale of fuel products to occur under a canopy structure rather than a wholly enclosed building.

Your consideration of this variance request is greatly appreciated. Please let me know if you require any further information to support a determination of this request.

Respectfully,

AJ Sandhu  
Mountview Group LLC

c:

Enclosure(s):

Zoning Variance Application

Zoning Variance Application Narrative

Authorized Agent Form

Site Plan