

April 30, 2026

Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Attn: Jamey Ayling, Planning Official

RE: SE-26-00001 – Easton Travel Center
I-90 Exit 70 Lt., Easton State Airport vicinity

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to two WSDOT-owned and -operated facilities, the Interstate 90 (I-90) West Easton interchange (Exit 70) and the Easton State Airport. WSDOT has acquired all access rights to I-90, including the on- and off-ramps, and the Sparks Road/Exit 70 crossroad intersection. According to our right-of-way records, there is a break in our access control at this intersection for a future county road, but it is not approved for private direct access. Private direct access within the interchange's limited-access boundary is a deviation from current WSDOT rules and standards, which may be allowed only under specific circumstances. The applicant is required to follow WSDOT's Design Analysis process ([WSDOT Design Manual 300.03\(2\)\(a\)](#)) to obtain all necessary approvals for the proposed access location. If approved, the applicant should be aware that the transfer of access rights is governed by statutes covering the disposal of state-owned property, and the state must be compensated for the fair market value of the property. The applicant is responsible for all costs associated with this process, including, but not limited to, WSDOT's direct and indirect related costs, right-of-way plan preparation, appraisal, title, escrow, and recording fees
- The project's traffic impact analysis (TIA) relies on traffic counts and vehicle trip generation estimates performed in 2019, and the current site plan is substantially different in scope than the original proposal. In order to accurately identify this proposal's impacts (if any) on the state highway system, the applicant must prepare a new TIA with current traffic counts, trip generation estimates, and analysis based on existing geometrics. We recommend that the scope of the new report be submitted to WSDOT and the county for review and comment. Of particular concern to the department are projected traffic queues, intersection turning radii at the interchange ramp terminals, and safety performance.

- The I-90 corridor lacks sufficient truck parking, and the subject property is located in an identified high-demand area where truck drivers regularly park in less-than-ideal locations. This lack of truck parking can overwhelm the highway system and surrounding communities. WSDOT is concerned that the proposed project will further increase demand, significantly impacting the state and county road system. Therefore, as a condition of development approval, the applicant must perform a truck parking study to demonstrate that the proposed site will provide adequate truck parking and prevent truck drivers from parking within state and county rights-of-way.
- The Federal Aviation Administration (FAA) requires notification for this development (see attached FAA assessment tool results). The proponent must use forms 7460-1 and 7460-2, which can be accessed and completed electronically here: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- Any proposed buildings, landscaping, or other improvements will need to comply with certain height restrictions. The proponent is encouraged to contact David Ison of the WSDOT Aviation Division at (360) 709-8028 for details.
- The proponent should be aware that they are proposing commercial development in an area that receives significant snowfall during the winter months. Snow removal and winter operations along the I-90 corridor are an ongoing issue for WSDOT. We encourage the proponent not to underestimate the potential for significant delays and/or temporary highway closures due to snowfall and winter road conditions.
- WSDOT has long-range plans to widen I-90 to six lanes in the project vicinity. The plans are only preliminary, and no alternatives have been selected. If funding is procured, the applicant should anticipate traffic delays and detours due to construction-related activities that will last multiple construction seasons.
- Any proposed lighting must be directed down towards the site and away from I-90 and the airport.
- Any outdoor advertising or motorist signage considered for this project will need to comply with state criteria. The applicant must contact Tanya Joblonski of the WSDOT Headquarters Traffic Office for specifics. She can be reached at (360) 705-7294.
- It is the applicant's responsibility to keep and maintain I-90, including the interchange, free of any trash and debris originating from this development.

- Stormwater and surface runoff generated by this development must be retained and treated on site in accordance with Kittitas County's standards. Any discharge of stormwater into I-90 right-of-way will require an approved WSDOT Utility Permit.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at jacob.prilucik@wsdot.wa.gov.

Sincerely,

Stephen P. (Phil) Nugent
Region Planning Manager

Enclosures

SPN: jjp

cc: SR 90, File #2026_004
Jason Pratt, Area 1 Maintenance Superintendent

Find address or place

