



April 27, 2026

To: Kittitas County Community Development Services

Kittitas County CDS

RE: LAMIRD NON-COMPLIANCE #SE-26-00001 Easton Travel Center

I respectfully request the County require a full SEPA review consistent with the provisions of the Growth Management Act (“GMA”), Chapter 36.70A RCW, the Washington Administrative Code provisions governing Limited Areas of More Intensive Rural Development (“LAMIRD”), and the Kittitas County Comprehensive Plan and Development Code, as specifically outlined in KCC Chapter 17.15.

Growth Management Act and LAMIRD- Under RCW 36.70A.070(5)(d) and WAC 365-196-425, the following provisions apply to the LAMIRD site identified in this proposal:

- Recognize existing areas of intensive rural development;
- Allow only infill, redevelopment, or limited expansion;
- Must remain consistent with existing character, scale, and intensity;
- Must not promote rural sprawl or urban-level development.

Kittitas County Code and Comprehensive Plan- Kittitas County adopted and implements these LAMIRD requirements through:

- Kittitas County Comprehensive Plan (Rural Element / LAMIRD policies);
- Kittitas County Code (KCC) Title 17 (Zoning);
- KCC Title 15A (SEPA).

These provisions require that development within the identified Easton LAMIRD must:

- Be consistent with existing development patterns;
- Avoid expansion of commercial intensity;
- Protect rural character and infrastructure limitations.

The Proposal Violates LAMIRD Requirements by Exceeding Existing Scale and Intensity- The proposed truck stop/ travel center is a regional-scale, high-intensity commercial use characterized by:

- 24-hour operations;
- Continuous heavy truck traffic;
- Large fueling infrastructure;
- Extensive truck parking, servicing, idling, and overnighting.

recreational opportunities). The current documentation appears insufficient in this regard.

The environmental checklist appears to rely on generalized assumptions and lacks site-specific analysis in several critical areas. A more robust and data-driven evaluation is necessary to meet SEPA requirements as required by law.

Given the scope and potential impacts of this project, a Determination of Non-Significance (DNS) or mitigated DNS would be premature and unsupported by the current record. The potential for significant adverse environmental impacts clearly warrants preparation of a full Environmental Impact Statement (EIS).

Thank you for your consideration of these comments. Please include me in all future notices and decisions related to this proposal.

Sincerely,

A handwritten signature in cursive script, appearing to read "John R. Jensen".

John R Jensen
PO Box 602
3910 E Sparks Rd
Easton, WA 98925
"Friends of Easton"

jensenjohnr@yahoo.com
509-656-0040