

PUBLIC COMMENT ON SEPA ENVIRONMENTAL CHECKLIST

SE-26-00001: Easton Travel Center

Kittitas County Community Development Services

Applicant: Majestic Group LLC (AJ Sandhu)

Tax Parcel No. 778834 — Adjacent to Exit 70, I-90, Easton, WA

April 28, 2026

To: Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

Email: CDS@CO.KITTITAS.WA.US

RE: Public Comments Opposing SE-26-00001, Easton Travel Center SEPA Environmental Checklist

Dear Kittitas County Community Development Services and SEPA Responsible Official:

We are writing to submit formal public comments on the SEPA Environmental Checklist filed for the Easton Travel Center (SE-26-00001), submitted by Majestic Group LLC on February 9, 2026, and received by the County on February 18, 2026. After careful review of the checklist, we have identified unanswered questions. We also raise broader concerns about the appropriateness of this type of development within the Easton LAMIRD-3 designation.

- Easton is a small community and has insufficient infrastructure to support a 24 hour fueling station, commercial parking, restaurant and tire shop. Easton operations with a small volunteer fire department which does not have the capacity to support all the traffic this business will generate or the potential hazards due to vehicle accidents, spills and fires. Easton emergency services are not always able to reach the area purposed for development as our emergency services are located on the other side of the railroad and when the train stops on the tracks it prevents all traffic from crossing. The I90 corridor from Easton to North Bend is a significant, high risk wildfire area due to steep topography, high winds that can exceed 50 mph, fuel density, and frequent traffic related ignitions. Many of our neighborhoods have limited or only one way out of their neighborhoods in the event of an emergency. Putting a commercial fueling station in the middle of a residential area increases fire potential in an already high risk area, increases congestion and potentially impacts emergency evacuations.
- Truck stops/fueling stations are frequently identified by law enforcement as locations associated with prostitution, sex trafficking, illegal drug transactions and other criminal activities. Heavily trafficked areas like interstates typically see higher incidents of this activity. Easton does not have a police department and the surrounding area does not have the law enforcement to combat these issues. Ellensburg is the closest sheriff's department with response times typically taking 45 minutes to 2 hours.
- The town of Easton simply does not have sufficient water supply for such a large scale business and does not have a water treatment facility.
- The placement of a 24 fueling station, restaurant, convenience store and tire shop would completely devastate Easton's small local businesses. The only business that would survive would be the Tow

company leaving an entire community with no way to support themselves. This in turn would affect the population of Easton and the Easton school system, which provides education for grades K-12.

- Easton is an area that people come to so they can enjoy recreational activities and enjoy nature. A 24 hour commercial fueling station, restaurant, convenience store and tire shop will create a tremendous amount of light pollution, noise pollution, contamination and traffic. All of which create unbearable living conditions for all those that reside in Easton. It will also make Easton an undesirable area to recreate and thus bring harm to all the local business that provide recreational facilities such as Silver Ridge Ranch, Lake Easton RV Resort and Lake Easton State Park.
- Lastly, a 24 hour commercial refueling station/truck stop will generate massive amounts of garbage, far more than we are already dealing with. For example my husband walks Sparks road, every week, all the way to exit 70 interchange, including the West bound on-ramp. Every week he picks up an entire garbage bag of trash left behind by the truckers using the on and off ramps. The number one item picked up is alcoholic aluminum cans, plastic water bottles, food wrappers and cups, truck parts, truck tires, bottles full of urine and grocery store bags with human feces in them. Due to the high volume, 24/7 operation, a truck stop with a convenience store and restaurant will generate high volumes of commercial, kitchen, delivery and driver related trash creating significant litter in our green spaces.

Thank you for your consideration of these comments.

Respectfully,

Mitch and Kristine Griffith

Individually and on behalf of Friends of Easton