

Bradley Gasawski

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Thursday, April 16, 2026 4:19 PM
To: Bradley Gasawski
Cc: Melissa Schumaier; 'elkhornanderson@gmail.com'
Subject: RE: SE-26-00001 Easton Travel Center - Notice of Application

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Mr. Gasawski:

The Department of Health (DOH) Office of Drinking Water (ODW) has reviewed this application generating the following official comments:

- The Easton Water District (427005) currently has 211 active connections and 405 approved connections – so the water system has capacity for 194 additional connections.
- What is the expected water usage for the travel center?
- If this application moves forward, DOH requires an engineering analysis of the distribution system to determine if the distribution system can serve this travel center.

If anyone has any questions or concerns, please contact DOH ODW.

Thanks,

Russell E. Mau, PhD, PE

Engineer

Office of Drinking Water

Washington State Department of Health

Russell.Mau@doh.wa.gov

www.doh.wa.gov | 509-329-2116

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

Sent: Thursday, April 16, 2026 8:26 AM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Cox, Samantha (DOHi) <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson

<josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; DOR CU Kittitas <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; Jeff Kozma <kozj@yakamafish-nsn.gov>; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; karen.capuder.adm@colvilletribes.com; Kiana Sam <kiana.sam.adm@colvilletribes.com>; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>; Neet, Wendy (ECY) <wnee461@ECY.WA.GOV>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; Anderson, Ryan (ECY) <rand461@ECY.WA.GOV>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Weekes, Cassandra L (DFW) <Cassandra.Weekes@dfw.wa.gov>; Grabowsky, Emily R (DFW) <Emily.Grabowsky@dfw.wa.gov>; Ritter, Michael W (DFW) <Michael.Ritter@dfw.wa.gov>; Huppert, Michelle (DFW) <Michelle.Huppert@dfw.wa.gov>; Solar and Wind (DFW) <solarandwind@dfw.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; Warthen, Luke (DNR) <Luke.Warthen@dnr.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; MAUNEY, MARTY (DNR) <MARTIN.MAUNEY@dnr.wa.gov>; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; lhendrix@usbr.gov; jhoff@usbr.gov; Graham, Ken (PARKS) <Ken.Graham@PARKS.WA.GOV>; Ernster, John (PARKS) <John.Ernster@PARKS.WA.GOV>; Mazzacavallo, Rachel (Parks) <Rachel.Mazzacavallo@PARKS.WA.GOV>; Real Estate (Parks) <Real.Estate@parks.wa.gov>; kimberly.larned@usda.gov; Jenae.N.Churchill@usace.army.mil; Prilucik, Jacob <jacob.prilucik@wsdot.wa.gov>; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; jcmurray@bpa.gov; accastle@bpa.gov; vlconnell@bpa.gov; dxrodgers@bpa.gov; rightofway@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; legals@nkctribune.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; kcf3102@yahoo.com; asstchief.eastonfd3@gmail.com; kombola@easton.wednet.edu; jensens@easton.wednet.edu; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; Debbie Lee <dlee@cleelum.gov>; VirgilAmick <vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>; townofsouthcleelum@gmail.com
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: SE-26-00001 Easton Travel Center - Notice of Application

External Email

Good Morning,

CDS is requesting comment on the following SEPA Checklist: SE-26-00001 Easton Travel Center. Links to the file materials can be found below. The applicable & most recent updated SEPA checklist and site plan are attached to this email. The comment period will end **April 30, 2026, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

Internal Link: [SE-26-00001 Easton Travel Center](#)

External Link: [SE-26-00001 Easton Travel Center](#)

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 “State Environmental Policy Act (SEPA)” and then the project file number “SE-26-00001 Easton Travel Center”.

Best,

Bradley

Bradley Gasawski | Planner I

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

Office: 509.962.7539

Email: bradley.gasawski@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

Bradley Gasawski

From: Murray, Jamie C (BPA) - TERR-KALISPELL <jcmurray@bpa.gov>
Sent: Friday, April 17, 2026 2:57 PM
To: Bradley Gasawski
Subject: RE: SE-26-00001 Easton Travel Center - Notice of Application

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Hi Bradley,

BPA has reviewed the proposed plat and does not have any facilities within this area. BPA has no comments at this time.

Thank you for the opportunity to review.

Jamie C. Murray

BONNEVILLE POWER ADMINISTRATION

DEPARTMENT OF ENERGY

Realty Specialist | Real Property Field Services | TERR-Kalispell
jcmurray@bpa.gov | 406-751-7820 office | 406-309-1398 cell

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

Sent: Thursday, April 16, 2026 9:26 AM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; sepa@dahp.wa.gov; enviroreview@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; karen.capuder.adm@colvilletribes.com; kiana.sam.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; russell.mau@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov;

wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@dfw.wa.gov; Emily.Grabowsky@dfw.wa.gov; Michael.Ritter@dfw.wa.gov; Michelle.Huppert@dfw.wa.gov; solarandwind@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Amanda.Moody@dnr.wa.gov; lhendrix@usbr.gov; jhoff@usbr.gov; ken.graham@parks.wa.gov; John.Ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; Real.Estate@parks.wa.gov; kimberly.larned@usda.gov; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOIcese@bpa.gov; Murray,Jamie C (BPA) - TERR-KALISPELL <jcmurray@bpa.gov>; Castle,Angela C (CONTR) - TERR-PASCO <accastle@bpa.gov>; Connell,Valorie L (BPA) - TERR-PASCO <vlconnell@bpa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxroddgers@bpa.gov>; rightofway@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; legals@nkctribune.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; kcf3102@yahoo.com; asstchief.eastonfd3@gmail.com; kombola@easton.wednet.edu; jensens@easton.wednet.edu; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; dlee@cleelum.gov; VirgilAmick <vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>; townofsouthcleelum@gmail.com
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: SE-26-00001 Easton Travel Center - Notice of Application

Good Morning,

CDS is requesting comment on the following SEPA Checklist: SE-26-00001 Easton Travel Center. Links to the file materials can be found below. The applicable & most recent updated SEPA checklist and site plan are attached to this email. The comment period will end **April 30, 2026, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

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Best,
Bradley

Bradley Gasawski | Planner I

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

Office: 509.962.7539

Email: bradley.gasawski@co.kittitas.wa.us

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Bradley Gasawski

From: chris helgeson <kcf3102@yahoo.com>
Sent: Monday, April 20, 2026 5:21 PM
To: Bradley Gasawski
Subject: Easton Travel Center

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Bradley,

I would like to point out the addition of a fuel station and travel center in Easton with parking for multiple tractor trailers will adversely impact Fire and EMS, we are strictly a volunteer department, we come from home for all calls. The additional traffic on Sparks road that already gets blocked when the freeway closes will be detrimental to the tax payers of Easton. We currently have 1 structure engine and 1 water tender. The additional traffic of multiple tractor trailers hauling anything from inert cargo to very dangerous and flammable material with our small volunteer base is unfair. Our capabilities will be far outmatched with our single engine and single tender and single aid car out of our small volunteer station. I would like to request that there is a fair amount of mitigation or a mitigation meeting be held with the Commisioners of Kittitas County Fire District 3 to discuss possible solitions. This development will destroy the way of life for the residents of the small community of Easton that already has minimal law enforcement presence and when it snows or the freeway closes we are basically on our own because all of the traffic, with this travel center it will create more of a blocking traffic headache.

Chris Helgeson
Fire Chief
Easton Fire
Kittitas County Fire District 3
509-674-8103

Bradley Gasawski

From: Jordan Bovee <jordan.bovee.hsy@colvilletribes.com>
Sent: Tuesday, April 21, 2026 12:54 PM
To: Bradley Gasawski
Cc: SEPA@dahp.wa.gov; Amelia Stanger
Subject: Re: SE-26-00001 Easton Travel Center - Notice of Application

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Hi Bradley,

This review is in response to the SEPA Checklist: SE-26-00001 Easton Travel Center.

We've completed our review of the proposed project alongside State and Tribal sensitivity maps documenting the known occurrences of pre-contact, ethnographic, historic, and/or religious sites. Based on this review, the CTCR does not concur with the proponent's level of effort to identify historic properties in and around the project area. While we recognize that there are different levels of visibility / access in WISAARD, we do want to point out that the applicant's answers to the SEPA checklist sections 13a and 13b are entirely inaccurate. In reality, there are several potentially eligible archaeological sites located within 0.5 miles of the proposed development location. As well, the only cultural resource survey that has occurred in this particular area is A) very outdated (completed in 2003) and B) included no subsurface testing component.

Given the extent of the proposal, which is adjacent to important water sources and which includes significant ground disturbance to the tune of 9,000 CY of local material being removed and another 20,000 CY of structural fill being brought in from off-site, the installation of large subsurface infrastructure including the Large On-Site Sewer System and below-ground gas/diesel tanks, and the removal of 50 or more trees and subsequent grading across 5 acres of land, as well as the placement of impervious surface across as much as 33% of the parcel, the CTCR requests that the proponent contract for a full cultural resources survey, conducted by an SOI-qualified archaeologist and with an appropriate subsurface testing schema. Furthermore, the proponent should develop and have on hand an IDP for all ground disturbing work, and it would be ideal if a cultural resource monitor were present during this work. We would caution the applicant that their answer in section 13d, which waits for cultural resources to be identified before developing any sort of plan for how to deal with them, can lead to significant delays in project work, and that these potential delays can most easily be avoided by contracting for the full cultural resource survey requested above. As well, the CTCR should have an opportunity to review and provide concurrence on any cultural resource reporting completed in relation to this project.

Thank you for reviewing this project with the CTCR. If Kittitas County staff or the project proponent have any questions, concerns, or comments regarding this review they are welcome to reach out to me using this email or the contact information listed below. As always, these comments are based on information

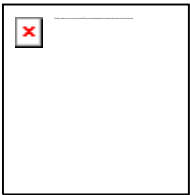
as presented and available at the time of review, and we reserve the right to revise these comments should new information that warrants such a change become available.

My best,

Jordan Bovee | Archaeologist
CTCR History/Archaeology Program
jordan.bovee.hsy@colvilletribes.com
Desk Phone: 509-634-2690
Mobile Phone: 509-631-1131

PO Box 150

Nespelem, WA 99155



On Thu, Apr 16, 2026 at 8:26 AM Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us> wrote:

Good Morning,

CDS is requesting comment on the following SEPA Checklist: SE-26-00001 Easton Travel Center. Links to the file materials can be found below. The applicable & most recent updated SEPA checklist and site plan are attached to this email. The comment period will end **April 30, 2026, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

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Best,

Bradley

Bradley Gasawski | Planner I

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

Office: 509.962.7539

Email: bradley.gasawski@co.kittitas.wa.us

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Bradley Gasawski

From: Mike Gerber <gerbado31@gmail.com>
Sent: Thursday, April 23, 2026 11:51 AM
To: Bradley Gasawski
Subject: Eaton Travel Center SEPA comments
Attachments: EastontravelcenterSEPAcommentsEWD.pdf

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Mr. Gasawski,

I am submitting the attached letter on behalf of the Easton Water District (also known as KCWD#3). It is the desire of the district to be included on all opportunities for input as the process proceeds.

Thanks,

Mike Gerber
Commissioner/President
Easton Water District

April 22, 2026

To: Mr. Bradley Gasawski

Planner I

Kittitas County Community Development Services

Subject: Easton Travel Center SEPA Checklist (SE-26-00001) Public Comment

Mr. Gasawski,

I am providing the following comments on SE-26-00001 on behalf of the Easton Water District (also known as KCWD#3).

As of this date, the Easton Water District (EWD) has not been contacted by the proponent of this project, nor have we received any information from the County related to the project despite the fact that EWD is identified as the water service provider. I have provided the EWD contact information below and request that we be included on all further communications issued by the County related to permitting for the project.

My comments on behalf of the EWD at this stage of your review are largely focused on the preservation of the aquifer that provides clean and untreated drinking water to our customers from our three wells. EWD well #2, as noted in the Critical Aquifer Recharge Area Hydrogeologic Assessment submitted by the applicant, is located down gradient, approximately 1,800' southeast of the property. Several assumptions are made in the assessment regarding the geological makeup of the aquifer, and these are used to determine theoretical travel time for any contaminant to reach the well head. Although our other wells are farther away from the proposed project, they are within walking distance and down gradient from the project.

It is the position of the EWD that any decisions by the County regarding land use that have the potential to greatly increase the risk of contamination to aquifers and wellheads in the upper-County should be very carefully considered. The contamination of an aquifer could

be catastrophic to the future of the existing residents and businesses. The assessment also makes no mention of the dozens of other private wells located near the project which are likely drawn from the same aquifer.

The proposed project is on a parcel that is not in the Retail Service Area or Future Service Area of the Easton Water District. In previous attempts to develop this site for use as a "Travel Center" the EWD has stated its position regarding the protection of the aquifer and the availability of potable water from the district. The EWD reserves the right to comment further on any matters related to this project and protection of the aquifer.

Respectfully,

A handwritten signature in blue ink, appearing to read "Mike Gerber".

Mike Gerber

Commissioner/President

Easton Water District (KCWD#3)

PO Box 68

Easton WA 98925

509-656-0284

Eastonwaterdistrict3@gmail.com



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
Fire Marshal (509) 962-7000 Deputy Fire Marshal (509) 962-7657



April 27, 2026

Fire Marshal comments
Easton Travel Center
SE-26-00001
Bradley Gasawski, Project Planner

This application was reviewed by Dan Young in the Fire Marshal's Office. Dan can be reached at (509) 962-7000 or e-mail at Dan.Young@co.Kittitas.wa.us. Where there are difficulties in meeting these conditions or if additional information is required, contact Dan in the Fire Marshal's office immediately.

Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process.

Fire flow in the amount of 2750 gallons per minute supplied for 120 minutes duration is required for this application. Prior to obtaining building permits, submit proof from the water purveyor indicating that the required fire flow is available at the site. Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to the commencement of combustible building construction. Fire flow is based on a 10,000 square foot building of Type VB construction.

Fire hydrants are required for this application. Either the indicated number or the spacing of the fire hydrants is inadequate. Provide a minimum of 3 fire hydrants such that the average spacing between hydrants does not exceed 450 feet and such that no portion of the building exterior is in excess of 300 feet from a fire hydrant as measured along approved fire apparatus access roads.

The local fire district chief approves the exact locations of fire hydrants. As a condition of approval, contact Fire District # 3 to arrange for location approval. Unless waived by the fire district chief fire hydrants shall be provided with appropriate 'storz' adapters for the pumper connection. Provide and maintain a three-foot clear space around the entirety of every fire hydrant.

Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application adequately provide required fire apparatus access. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building.

Approved fire apparatus turnarounds are required for this project. The indicated provisions for turning around fire apparatus are adequate.

If the restaurant portion on the building is over 5,000 square feet or has an occupant load of 100 or more, an automatic sprinkler system will be required at the time of construction. Such systems require separate reviews, permits and approvals issued by our office. Sprinkler system indicating valves for sprinkler systems shall be wall or post indicating valves unless the control valves are located in a room with direct access to the exterior of the building within five feet of the sprinkler riser.

If a fire sprinkler system is installed, an approved fire alarm system will be required at the time of construction for buildings subject to this application. Such systems require separate reviews, permits and approvals issued by the fire marshal's office.

No gate may be installed across a required fire department access road or driveway without first obtaining a permit from the fire marshal's office. Inspection and testing of the gate will be required.

New and existing buildings must have approved radio coverage for emergency responders as outlined by Section 510 of the fire code and may require the installation of an Emergency Responder Radio Coverage System (ERRCS). Proof of adequate radio coverage will be required. A separate permit is required to install or modify an ERRCS and related equipment. For more information, contact KITTCOM at (509)925-8537.

Dan Young
Fire Marshal

These comments are based on the information provided with the pre-application materials. Any revision to the proposal may change the Fire Marshal comments.

Bradley Gasawski

From: MacNaughton, James (DAHP) <james.macnaughton@dahp.wa.gov>
Sent: Tuesday, April 28, 2026 12:22 PM
To: Bradley Gasawski
Cc: jordan.bovey.hsy@colvilletribes.com; Amelia Stanger; Jessica Lally; dahp@snoqualmtribe.us; Darnell Sam (darnell.sam.adm@colvilletribes.com); John Sirois (john.sirois.adm@colvilletribes.com); karen.capuder.adm@colvilletribes.com; Kiana Sam; milton.davis.adm@colvilletribes.com; Gregg Kiona; Ian Gray
Subject: 2026-04-03192 - RE: SE-26-00001 Easton Travel Center - Notice of Application
Attachments: 2026-04-03192_Survey Requested.pdf

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.


Good Afternoon Brad

Thank you for contacting the DAHP about this project. Please see the attached letter from the DAHP recommending an archaeological survey with testing of the project area, including areas of mitigation planting, prior to ground disturbing activities. The project area is in an area determined to be specifically culturally important. I have assigned Project Tracking # 2026-04-03192 to your project. Please include this number with all correspondence about the project.

Feel free to contact me if you have questions about these recommendations.

All Best

James

	<p>James MacNaughton, MSc, RPA (He/Him) Local Government Archaeologist Email: James.MacNaughton@dahp.wa.gov Mobile: (360) 280-7563 Main Office: (360) 586-3065 Hours: 7AM - 3:30PM Monday to Friday Physical Address: 1110 Capitol Way South Suite 30, Olympia, WA 98501 Mailing Address: PO Box 48343, Olympia, WA 98504-8343 www.dahp.wa.gov</p>
---	---

Please note that many DAHP employees are working from home. E-mail will be the best method of communication.

From: Bradley Gasawski
<bradley.gasawski@co.kittitas.wa.us>
Sent: Thursday, April 16, 2026 8:26 AM
To: Dan Young
<dan.young@co.kittitas.wa.us>; Marvin
Douvier

<marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Cox, Samantha (DOHi) <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; DOR CU Kittitas <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; Jeff Kozma <kozj@yakamafish-nsn.gov>; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; karen.capuder.adm@colvilletribes.com; Kiana Sam <kiana.sam.adm@colvilletribes.com>; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>; Neet, Wendy (ECY) <wnee461@ECY.WA.GOV>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; Anderson, Ryan (ECY) <rand461@ECY.WA.GOV>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Weekes, Cassandra L (DFW) <Cassandra.Weekes@dfw.wa.gov>; Grabowsky, Emily R (DFW) <Emily.Grabowsky@dfw.wa.gov>; Ritter, Michael W (DFW) <Michael.Ritter@dfw.wa.gov>; Huppert, Michelle (DFW) <Michelle.Huppert@dfw.wa.gov>; Solar and Wind (DFW) <solarandwind@dfw.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; Warthen, Luke (DNR) <Luke.Warthen@dnr.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; MAUNEY, MARTY (DNR) <MARTIN.MAUNEY@dnr.wa.gov>; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; lhendrix@usbr.gov; jhoff@usbr.gov; Graham, Ken (PARKS) <Ken.Graham@PARKS.WA.GOV>; Ernster, John (PARKS) <John.Ernster@PARKS.WA.GOV>; Mazzacavallo, Rachel (Parks) <Rachel.Mazzacavallo@PARKS.WA.GOV>; Real Estate (Parks) <Real.Estate@parks.wa.gov>; kimberly.larned@usda.gov; Jenae.N.Churchill@usace.army.mil; Prilucik, Jacob <jacob.prilucik@wsdot.wa.gov>; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; jcmurray@bpa.gov; accastle@bpa.gov; vlconnell@bpa.gov; dxrodgers@bpa.gov; rightofway@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; legals@nkctribune.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; kcf3102@yahoo.com; asstchief.eastonfd3@gmail.com; kombola@easton.wednet.edu; jensens@easton.wednet.edu; Mike Engelhart (GOV) <mengelhart@cleelum.gov>; Debbie Lee <dlee@cleelum.gov>; VirgilAmick <vamick@cleelum.gov>; CleElumPlanning <planning@cleelum.gov>; townofsouthcleelum@gmail.com
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: SE-26-00001 Easton Travel Center - Notice of Application

External Email

Good Morning,

CDS is requesting comment on the following SEPA Checklist: SE-26-00001 Easton Travel Center. Links to the file materials can be found below. The applicable & most recent updated SEPA checklist and site plan are attached to this email. The comment period will end **April 30, 2026, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

Internal Link: [SE-26-00001 Easton Travel Center](#)

External Link: [SE-26-00001 Easton Travel Center](#)

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 “State Environmental Policy Act (SEPA)”
and then the project file number “SE-26-00001 Easton Travel Center”.

Best,
Bradley

Bradley Gasawski | Planner I

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

Office: 509.962.7539

Email: bradley.gasawski@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx>
and fill out a request for public records through the GovQA portal.



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

April 28, 2026

Bradley Gasawski
Planner I
Kittitas County

In future correspondence please refer to:
Project Tracking Code: 2026-04-03192
Property: Kittitas County - SE-26-00001 - Easton Travel Center
Re: Survey Requested

Dear Bradley Gasawski:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above-referenced project. As a result of our review, our professional opinion is that the project area has the potential to contain archaeological resources. The project is in an area determined to be at High- risk of containing archaeology according to the DAHP risk assessment model and is adjacent to an area of specific cultural sensitivity. The scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey with testing of the project area be conducted prior to ground disturbing activities. We also recommend continuing consultation with the Affected Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with RCW 27.53, WAC 25-42. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. The survey report should be uploaded directly into the DAHP Online WISAARD system by the cultural resource consultant to expedite DAHP review. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

James MacNaughton, M.S.
Local Government Archaeologist
(360) 280-7563
James.MacNaughton@dahp.wa.gov





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office
1250 t Alder St., Union Gap, WA 98903-0009 • 509-575-2490

April 29, 2026

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

RE: SEPA 202601588; SE-26-00001

Dear Bradley Gasawski:

Thank you for the opportunity to comment during the Optional Determination of Nonsignificance (Mitigated) process for the Easton Travel Center. We have reviewed the documents and have the following comments.

Water Quality Program

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

Kittitas County Community Development Services

April 29, 2026

Page 2 of 2

More information on the stormwater program may be found on [Ecology's Stormwater](#) website. Please submit an application or contact **Wendy Neet** at the Dept. of Ecology, (509) 571-6733 or wendy.neet@ecy.wa.gov with questions about this permit.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Sincerely,



Amber Johnson

SEPA Coordinator, Central Region Office

509-723-5677

crosepa@ecy.wa.gov

Bradley Gasawski

From: Timothy Batin <batt@yakamafish-nsn.gov>
Sent: Wednesday, April 29, 2026 9:29 AM
To: Bradley Gasawski
Subject: Re: SE-26-00001 Easton Travel Center - Notice of Application

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The project, SE-26-00001 Easton Travel Center, Lies within the Ceded lands/ Usual & Accustomed Area of the Confederated Tribes and Bands of the Yakama Nation. The project review didn't yield any new information that would require further investigation of the potential impacts on Archaeological/Cultural Resources.

Thank You,

Timothy Batin, TFW Archaeologist, Yakama Nation Fisheries

On Thu, Apr 16, 2026 at 8:26 AM Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us> wrote:

Good Morning,

CDS is requesting comment on the following SEPA Checklist: SE-26-00001 Easton Travel Center. Links to the file materials can be found below. The applicable & most recent updated SEPA checklist and site plan are attached to this email. The comment period will end **April 30, 2026, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

Internal Link: SE-26-00001 Easton Travel Center

External Link: [SE-26-00001 Easton Travel Center](#)

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 "State Environmental Policy Act (SEPA)" and then the project file number "SE-26-00001 Easton Travel Center".

Best,

Bradley

Bradley Gasawski | Planner I

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

Office: 509.962.7539

Email: bradley.gasawski@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: April 30, 2026
SUBJECT: SE-26-00001 Easton Travel Center

ACCESS	<ol style="list-style-type: none"> 1. An approved access permit for commercial access shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access. Paved approach is required. 2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. 3. Lots that access easements or rights-of-way controlled by different agencies, such as State highways, Forest Service Roads, irrigation canals, or railroads will require separate access approvals from those agencies. A copy of the access approval shall be submitted to the County prior to issuance of the County's access permit. The County cannot grant access to roads or easements it does not control (KCC 12.05.030(G)). 4. KCC 12.04.04.070 Intersection traffic engineering analysis may be applicable for commercial access at west entrance for signage, striping and traffic channelization plan. 5. KCC 12.04.07.050 Access Placement for commercial and industrial property. 6. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards. <p>In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application. (RC)</p>
ENGINEERING	<p>Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). (CBP)</p>
SURVEY	<p>There are no survey comments regarding this application. (JT)</p>

TRANSPORTATION CONCURRENCY	Transportation Concurrency Management Application will be required for this project. Per KCC 12.04.02.090 concurrency applications are valid for up to four years. Previous concurrency permit was from 2019 and is no longer valid. The TIA provided is also dated from 2019 with an updated memo from 2023. (KAH)
FLOOD	Parcel #778834 is not within a FEMA identified special flood hazard area (1% annual chance flood zone). A floodplain development permit is not required for the project. Note- the flood insurance rate map referenced in the SEPA checklist was superseded on 09/24/2021. Please see the attached FIRMette of the effective flood maps. (SC)
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	Parcel 778834 is located within the Airport Overlay Zoning District for the Easton State Airport as identified in Kittitas County Code 17.58.040B. Compliance with this code section is necessary. The applicant must notify the FAA of development. Submittal and approval of forms 7460-1 and 7460-2 are needed. These can be obtained at the oeaaa.faa.gov website. (jf)

Please contact Kittitas County Public Works (509) 962-7523 with any questions.



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

April 30, 2026

Bradley Gasawski
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON SE-26-00001 Easton Travel Center

Dear Mr. Gasawski,

Thank you for the opportunity to review and comment on Kittitas County State Environmental Policy Act (SEPA) SE-26-00001 Easton Travel Center, a proposal to construct a Travel Center with improvements on parcel 778834. The Washington Department of Fish and Wildlife (WDFW) is familiar with the area and has previously commented on land use proposals on this parcel, including Kittitas County VA-23-00003 Sparks Park and SE-24-00020 Majestic Group.

The project area is located within the Domerie Flats Elk Winter Concentration Area, as shown on [WDFW's Priority Habitats and Species Map](#). The Elk Winter Concentration Area is a WDFW Priority Habitat and designated as a Fish and Wildlife Habitat Conservation Area (FWHCA) under Kittitas County's Critical Areas Ordinance (CAO 17A.04.020). With the proposed development of this parcel, WDFW offers the following suggestions to minimize the habitat disturbance and offset the impacts.

- a. WDFW requests that the clearing limits be restricted to only the absolute minimum needed to build the proposed Travel Center.
- b. Revegetation of temporary impacted areas; revegetated with native vegetation from the area to help offset the losses of forested habitat. If the applicant has questions or needs assistance in how to replant with native vegetation and/or avoid some of the forested area, WDFW would be willing to assist from a habitat perspective.
- c. To offset habitat impacts, WDFW would like the applicant to consider donating some of the cleared trees to nearby habitat projects. WDFW can assist in coordinating those discussions.

To lessen the Travel Center's impact on nocturnal wildlife movement, we request that all outdoor lighting be facing the ground. Lighting geared towards the sky can have attractancy issues for nocturnal flying wildlife, including birds. [WDFW's Priority Habitats and Species Map](#)

includes occurrence of Little Brown Bat and Yuma myotis bat in the project vicinity and the project area may provide roosting bat habitat. WDFW recommends preserving as much of the forest as feasible and placing bat boxes on the forested portion of the property to help offset the impact. WDFW can provide technical assistance, as needed.

Lastly, the SEPA mentions stormwater will be maintained on site in accordance with the EWSWM and flow into engineered swales. With the amount of vegetation removal and increased impervious surface in a high snowfall area, a detailed drainage plan should be completed. The plan should demonstrate that drainage from the site can be properly managed and will not contribute to the degradation of nearby fish-bearing waters such as Lake Easton and Silver Creek.

Please contact me at (509) 406-3206 or Cassandra.Weekes@dfw.wa.gov if you have any questions or concerns regarding these comments.

Sincerely,



Cassandra Weekes
Area Habitat Biologist

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

