

Bradley Gasawski

From: Matthew Stalder <staldermw@gmail.com>
Sent: Tuesday, March 3, 2026 4:36 PM
To: Bradley Gasawski
Cc: majesticgroup.wa@gmail.com; Jamey Ayling; Zach Torrance-Smith; Ellie Myers
Subject: Re: SE-26-00001 Easton Travel Center - Deemed Incomplete

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There won't be any retail as a stand alone use. There may be some automotive products (oil and coolant) for sale near the deli area but the building interior hasn't been designed yet and I think it would be covered under vehicle service as stuff a gas station would sell. Additionally, I'm seeing if the cara report would be sufficient as is as the site plan that is on it is of similar scope but larger area, and it said there is no hazard created from the project, so the same project with less pavement area and lower impact shouldn't affect the findings for it. Thanks

On Tue, Mar 3, 2026 at 9:32 AM Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us> wrote:

Hi Matt,

Unless I'm mistaken, AJ was inquiring about retail space and if it was allowed. It sounded like there was some interest in retail space. I want to make sure the application is complete and representative of what is being proposed and what will be built. Please clarify with AJ on the intended uses. Because this is the third attempt to do a land use permit review of this parcel and both previous land use permits were appealed, it's in you and your client's best interest to represent all planned uses within this application.

Thanks for providing your address. I'll add it to the file.

Best,

Bradley

Bradley Gasawski | Planner I

[Office: 509.962.7539](tel: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.

From: Matthew Stalder <staldermw@gmail.com>
Sent: Tuesday, March 3, 2026 9:18 AM
To: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Cc: majesticgroup.wa@gmail.com; Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>
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[501 W 12th Ave, Ellensburg.](#)

The fueling areas and restaurant with deli were the only uses for the project so I will clarify that on the checklist.

On Tue, Mar 3, 2026 at 8:48 AM Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us> wrote:

Good Morning Matt,

Based on the SEPA checklist, the following uses were listed

- Fueling areas for commercial and passenger vehicles
- Parking areas for commercial and passenger vehicles
- Attached restaurant
- Accessory improvements seen on site plan

If you wanted retail space, you would need to update the SEPA checklist to include all uses and ensure that the site plan and SEPA checklist proposed uses match.

I've pasted a few definitions from the Kittitas County Code below and included some additional explanation.

[§ 17.08.560A Vehicle/equipment service and repair.](#)

"Vehicle/equipment service and repair" means maintenance of motorized vehicles and equipment including exchange of parts, installation of lubricants, tires, batteries, and similar vehicle accessories, minor customizing and detail operations, and body shops. This definition includes gas and service stations.

- This use is permitted within the General Commercial zone within a Type 3 LAMIRD when conducted wholly within an enclosed building (excluding off-street parking and loading areas).
- This use covers the fueling areas for commercial and passenger vehicles.
- This use covers any maintenance work done to the commercial or passenger vehicles.

[§ 17.08.469 Restaurant.](#)

"Restaurant" means a retail establishment selling food and/or drink for consumption on the premises or for take-out, including accessory on-site food preparation, This definition excludes taverns.

- This use is permitted within the General Commercial zone within a Type 3 LAMIRD.
- This use covers a deli, fast food or restaurant.

[§ 17.08.469ARetail sales.](#)

"Retail sales" means selling goods or services to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This definition excludes agriculture sales.

- This use is permitted within the General Commercial zone within the Type 3 LAMIRD when conducted wholly within an enclosed building (excluding off-street parking and loading areas), provided the use does not exceed 10,000 square feet.
- This use covers a convenient store "style" of retail that is typically found at a gas / service station or a larger retail store operation, as long as the use is not larger than 10,000 SF.

Were there other uses you wanted to inquire about for this proposed development? If you were to utilize the above uses for this proposed development, additional land use permitting like a zoning variance or conditional use would not be required.

Can you share your mailing address? That way I can include you on mailings for this project. Let us know if you have any questions.

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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From: Matthew Stalder <staldermw@gmail.com>

Sent: Monday, March 2, 2026 5:13 PM

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

Cc: majesticgroup.wa@gmail.com; Jamey Ayling <Jamey.Ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>

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These are addressable. I had a question on the defined use. The code does not have truck stop or travel center as a specific use and as the project will include a restaurant and deli in the building, truck parking and commercial fueling islands, so it will have several defined uses and we would want some clarity on how we should define that.

On Mon, Mar 2, 2026 at 3:42 PM Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us> wrote:

Good Afternoon AJ & Matt,

Attached you will find correspondence regarding SEPA checklist SE-26-00001 Easton Travel Center. A physical copy of the letter has been placed in the mail. Please let me know if you have any questions.

Best,

Bradley

Bradley Gasawski | Planner I

Kittitas County Community Development Services | [411 N. Ruby St; Suite 2 | Ellensburg, WA 98926](#)

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