



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

April 8, 2026

Majestic Group, LLC
AJ Sandhu
26304 203rd PL SE
Covington, WA 98042

Matt Stalder
501 W 12th Ave
Ellensburg, WA 98926

RE: Easton Travel Center SEPA Checklist (SE-26-00001) – Request for Information

Parcel #'s: 778834

Dear Matt,

Kittitas County Community Development Services received a State Environmental Policy Act (SEPA) checklist on February 18, 2026, to construct a Travel Center that includes fueling and parking areas for commercial and passenger vehicles, an attached restaurant, and accessory improvements seen on site plan. The property is zoned general commercial within a Type 3 LAMIRD. Parcel # 778834 is located off West Sparks Road approximately 0.15 miles east of the intersection of Railroad Street & East Sparks Road, northwest of Easton, WA in Kittitas County. The application was initially deemed incomplete on March 2, 2026, and additional information was requested. The requested materials have been received. Your application has been **deemed complete** as of April 3, 2026. After review of the submitted materials, the county is requesting additional information & clarification.

Required Information: Before staff can continue review of the application, please provide the following documentation and information:

1. The site plan submitted via email on April 3, 2026 contained information that requires clarification. This most recent site plan shows a 10,000 SF store. The site plan received on 4-1-26 shows a 10,000 SF building. The labeling for the same building differs between site plans. Previous email communication from you, dated March 3, 2026 states that any retail would be related to automotive products like oil and coolant. The label “store” implies retail versus restaurant & deli. An email dated March 3, 2026, is accompanying this memo as evidence of the previous communication. The county needs clarification on the intended use of the 10,000 SF building. When responding to this request for information, please be specific with the intended uses of the proposed development and the 10,000SF building.
2. The same site plan, referenced in #1 above, now shows a “Dedicated metal shed for County snow trucks/plows.” According to KC Public Works, there is no agreement to utilize this property or proposed development as storage or parking for county trucks or equipment. Please remove this label from the site plan and resubmit the site plan.
3. Please label the commercial vehicle and/or truck parking area on the site plan. Parking for commercial vehicles is listed in the SEPA checklist but not labeled on the site plan so reviewers understand where it’s being proposed.
4. After additional review and consideration of the language in the SEPA checklist description of proposal (A. Background, Question 11) and the site plan, the county is requesting a more thorough project

description to reflect the intended uses and proposed project. This information is important to the reviewers of the checklist, site plan and accompanying application materials. Please be as thorough as possible.

Upon receipt of the necessary materials outlined above, CDS will continue processing your application. This application shall expire at 5pm on October 5, 2026 if the above information is not submitted in accordance with KCC 15A.03.040(1)(b).

If you have any questions regarding this matter, I can be reached by e-mail at bradley.gasawski@co.kittitas.wa.us or phone at 509-962-7539.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bradley Gasawski".

Bradley Gasawski
Planner I
Kittitas County Community Development Services
411 N Ruby St # 2, Ellensburg, WA 98926