

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"

Affidavit of Mailing & Publication

PROPOSAL NAME: (SE-26-00001) Easton Travel Center

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: April 16, 2026

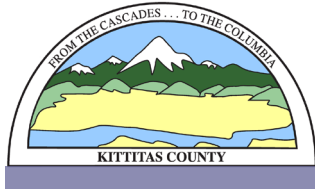
I certify that the following documentation:

- Notice of Application for Easton Travel Center SEPA checklist

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Bradley Gasawski
Planner I
County of Kittitas
State of Washington



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”

NOTICE OF APPLICATION

Notice of Application: April 16, 2026
Application Received: February 18, 2026
Deemed Complete: April 3, 2026

Project Name (File Number): Easton Travel Center (SE-26-00001)

Applicant: Majestic Group, LLC, applicant & Matt Stalder, authorized agent

Location: The subject property is parcel # 778834 located off West Sparks Road approximately 0.15 miles east of the intersection of Railroad Street & East Sparks Road, northwest of Easton, in Section 2, Township 20, Range 13 WA in Kittitas County.

Proposal: Proposal is to construct a Travel Center with improvements that include commercial and passenger vehicle parking, separate fueling areas for both, a 10,000 square foot building, preserved forest open space and separate ingress and egress for commercial and passenger vehicles. The improvements will also include stormwater collection areas on site and local infrastructure improvements. The project is proposed on a site that is zoned General Commercial with a LAMIRD land use designation.

Materials Available for Review: The complete SEPA Checklist and application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours. The file can also be viewed online at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> navigating to “State Environmental Policy Act (SEPA),” then to the application number “SE-26-00001 Easton Travel Center”.

Written Comments from the public may be submitted to the Kittitas County Community Development Services no later than **April 30, 2026, at 5:00 p.m.**, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act). A Mitigated Determination of Non-Significance is expected to be issued using the Optional DNS Process under WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. A copy of this subsequent threshold determination will be available to the public upon request.

Designated Permit Coordinator (staff contact): Bradley Gasawski (509) 962-7539; email at bradley.gasawski@co.kittitas.wa.us.

	Agency	Agency Contact Email	Notes
Kittitas County & Public Utility Districts	Kittitas County Fire Marshal	dan.young@co.kittitas.wa.us marvin.douvier.sh@co.kittitas.wa.us	
	Kittitas County Sheriff's Dept. KittCom	kim.dawson@co.kittitas.wa.us adminstaff@kittcom.org storch@kittcom.org	
	Kittitas County Board of County Commissioners	julie.kjorsvik@co.kittitas.wa.us	
	Kittitas County Code Enforcement	laura.kukes@co.kittitas.wa.us	
	Kittitas County Environmental Health	PublicHealthinspectors@co.kittitas.wa.us	
	Kittitas County Solid Waste Programs	lisa.lawrence@co.kittitas.wa.us patti.stacey@co.kittitas.wa.us	
	Kittitas County Public Works	kelee.hodges.pw@co.kittitas.wa.us	
	Kittitas County Airport	candie.leader@co.kittitas.wa.us tate.mahre@co.kittitas.wa.us Jackie.sharp@co.kittitas.wa.us samantha.cox@co.kittitas.wa.us josh.fredrickson@co.kittitas.wa.us rebecca.cruse.pw@co.kittitas.wa.us	
	Kittitas County Building Dept.	Jeremy.larson@co.kittitas.wa.us Steph.mifflin@co.kittitas.wa.us	
	Kittitas County Assessor	Haley.mercer@co.kittitas.wa.us Christine.garcia@co.kittitas.wa.us	
Kittitas County P.U.D.	ken.edwards@kittitaspud.com		
Tribal Agencies & WA DAHP	Washington State DAHP	sepa@dahp.wa.gov enviroreview@yakama.com jessica_lally@yakama.com noah_oliver@yakama.com casey_barney@yakama.com kozi@yakamafish-nsn.gov batt@yakamafish-nsn.gov	
	Colville Tribe	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	
Snoqualmie Tribe	steve@snoqualmietribe.us dahp@snoqualmietribe.us adam@snoqualmietribe.us		
State & Federal Agencies	WA State Department of Health	russell.mau@doh.wa.gov	
	Department of Ecology	tebu461@ecy.wa.gov lowh461@ECY.WA.GOV FormerOrchards@ecy.wa.gov wendy.neet@ecy.wa.gov	
	WA Dept. Fish and Wildlife	crosepa@ecy.wa.gov	(Only use Register for Non-Project SEPA Applications/Use PORTAL for SEPA Required Projects) Don't send email for NON-SEPA Projects
		rand461@ECY.WA.GOV Scott.Downes@dfw.wa.gov Jennifer.Nelson@dfw.wa.gov Cassandra.Weekes@dfw.wa.gov	
	WDFW - Solar & Wind Projects	Emily.Grabowsky@dfw.wa.gov Michael.Ritter@dfw.wa.gov Michelle.Huppert@dfw.wa.gov solarandwind@dfw.wa.gov	
	WA Dept. of Natural Resources	rivers@dnr.wa.gov	
	Bureau of Reclamation 1917 Marsh Road Yakima, WA 98901	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	(mailed)
		Washington State Parks PO Box 42650 Olympia, WA 98504-2650	ken.graham@parks.wa.gov John.Ernmster@parks.wa.gov rachel.mazzacavallo@parks.wa.gov Real.Estate@parks.wa.gov
	Bureau of Land Management 915 N. Walla Wall Wenatchee, WA 98801		(mailed)
			(mailed)
Forest Service Army Corps of Engineers	kimberly.larned@usda.gov Jenae.N.Churchill@usace.army.mil		
Washington State DOT	Jacob.Priluckik@wsdot.wa.gov SCPlanning@wsdot.wa.gov AviationLandUse@wsdot.wa.gov		
DNR (Southeast Region) 713 Bowers Road Elensburg, WA 98926			
	Bonneville Power Administration	CMOlcese@bpa.gov jcmurray@bpa.gov accastle@bpa.gov vconnell@bpa.gov dxrogers@bpa.gov rightofway@pse.com	
	Puget Sound Energy		
	James E Brooks Library	jorgenja@cwu.edu nelmsk@cwu.edu	

<p>Additional Contacts</p>	<p>Brookside Consulting - Allison Kimball Northern Kittitas County Tribune</p> <p>Northwest Training Range Complex</p> <p>Yakima Training Center Kittitas Valley Healthcare Attn: CEO 603 S. Chestnut Street Ellensburg, WA 98926</p>	<p>brooksideconsulting@gmail.com tribune@nkctribune.com legals@nkctribune.com</p> <p>Kimberly.peacher@navy.mil Robert.d.bright10.civ@army.mil mark.a.gradwohl.civ@mail.mil</p>	<p>(mailed)</p>
<p>Irrigation District</p>			
<p>Fire District Options</p>	<p>KCFD #3 (Easton) PO Box 52 Easton, WA 98925</p>	<p>kcf3102@yahoo.com asstchief.eastonfd3@gmail.com</p>	
<p>School District Options</p>	<p>Easton School District 28</p>	<p>kombola@easton.wednet.edu jensens@easton.wednet.edu</p>	

CITY OF CLEELUM

mengelhart@cleelum.gov
dlee@cleelum.gov
vamick@cleelum.gov
planning@cleelum.gov

Neighboring
City Options

Town of South Cle Elum
PO Box 160
South Cle Elum, WA 98943

townofsouthcleelum@gmail.com

LAVASSAR, JOANN M
3504 MAPLE AVE
MANHATTAN BEACH,
CA 90266

MCRAE, MONIKA D &
31455 NE 176TH
PLACE
DUVALL, WA 98019

DNAM INC
PO BOX 122
EASTON, WA 98925-
0122

MAJESTIC GROUP LLC
26304 230RD PL SE
COVINGTON, WA
98042

PALMERO PARTNERS
LLC
3925 FOREST BEACH
DR NW
GIG HARBOR, WA
98335-5845

CLE ELUM PARTNERS
LLC
3835 W MERCER WAY
MERCER ISLAND, WA
98040-3317

STATE OF WASH (AG
WSU TRUST)
PO BOX 47014
OLYMPIA, WA 98504-
7014

Bradley Gasawski

From: Bradley Gasawski
Sent: Thursday, April 16, 2026 8:26 AM
To: Dan Young; Marvin Douvier; Kim Dawson; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik; Laura Kukes; Public Health Inspectors; Lisa Lawrence; Patti Stacey; Kelee Hodges; Candie Leader; Tate Mahre; Jackie Sharp; Samantha Cox; Josh Fredrickson; Rebecca Cruse; Jeremy Larson; Steph Mifflin; Haley Mercer; Christy Garcia; 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.bovey.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; CMOlcese@bpa.gov; jcmurray@bpa.gov; accastle@bpa.gov; vlconnell@bpa.gov; 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); dlee@cleelum.gov; VirgilAmick; CleElumPlanning; townofsouthcleelum@gmail.com
Cc: Jamey Ayling; Bradley Gasawski; Ellie Myers; Zach Torrance-Smith
Subject: SE-26-00001 Easton Travel Center - Notice of Application
Attachments: SE-26-00001 Easton Travel Center - Application - Updated Application SEPA checklist 4-10-26.pdf; SE-26-00001 Easton Travel Center - Application - Updated Site Plan 4-10-26.pdf; SE-26-00001 Easton Travel Center - Preliminary SEPA MDNS Determination.pdf

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.

NOTICE OF APPLICATION

Project Name (File Number): Easton Travel Center (SE-26-00001)

Applicant: Majestic Group, LLC, applicant & Matt Stalder, authorized agent

Location: The subject property is parcel # 778834 located off West Sparks Road approximately 0.15 miles east of the intersection of Railroad Street & East Sparks Road, northwest of Easton, in Section 2, Township 20, Range 13 WA in Kittitas County.

Proposal: Proposal is to construct a Travel Center with improvements that include commercial and passenger vehicle parking, separate fueling areas for both, a 10,000 square foot building, preserved forest open space and separate ingress and egress for commercial and passenger vehicles. The improvements will also include stormwater collection areas on site and local infrastructure improvements. The project is proposed on a site that is zoned General Commercial with a LAMIRD land use designation.

Materials Available for Review: The complete SEPA Checklist and application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours. The file can also be viewed online at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> navigating to “State Environmental Policy Act (SEPA),” then to the application number “SE-26-00001 Easton Travel Center”.

Written Comments from the public may be submitted to the Kittitas County Community Development Services no later than **April 30, 2026, at 5:00 p.m.**, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act). A Mitigated Determination of Non-Significance is expected to be issued using the Optional DNS Process under WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. A copy of this subsequent threshold determination will be available to the public upon request.

Designated Permit Coordinator (staff contact): Bradley Gasawski (509) 962-7539; email at bradley.gasawski@co.kittitas.wa.us.

Notice of Application:	April 16, 2026
Application Received:	February 18, 2026
Deemed Complete:	April 3, 2026
Publish NKC Tribune:	April 16, 2026

Bradley Gasawski

From: Bradley Gasawski
Sent: Monday, April 13, 2026 8:03 AM
To: 'Jana Stoner'
Subject: RE: SE-26-00001 Easton Travel Center - (Publishing) Notice of Application

Approved. Thank you Jana.

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.

From: Jana Stoner <legals@nkctribune.com>
Sent: Friday, April 10, 2026 5:24 PM
To: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: Re: SE-26-00001 Easton Travel Center - (Publishing) Notice of Application

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.

CONFIRMATION OF RECEIPT.

Total cost to publish will be \$138.60; pdf proof attached for your review.
Let us know by end of day Tuesday if there are any changes.



Jana E. Stoner - Publisher / CEO
legals@nkctribune.com

(509) 674-2511 ext. 7206
P.O. Box 308 | 807 W. Davis St., suite 101A
Cle Elum, WA 98922

– Northern Kittitas County Tribune
– U.K.C. Builders' Planning Guide
– EXPLORE! Central Cascades Visitor Guide

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

Date: Friday, April 10, 2026 at 10:41 AM

To: Northern Kittitas County Tribune <tribune@nkctribune.com>, Jana Stoner <legals@nkctribune.com>

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>, Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>, Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>, Ellie Myers <ellie.myers@co.kittitas.wa.us>

Subject: SE-26-00001 Easton Travel Center - (Publishing) Notice of Application

Good Morning,

Please publish the attached legal in your paper as follows:

Northern Kittitas County Tribune: April 16, 2026

Please let me know if you have any questions or concerns.

Thanks,
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.

KITTITAS COUNTY – NOTICE OF APPLICATION

Project Name (File No.): Easton Travel Center (SE-26-00001)

Applicant: Majestic Group, LLC, applicant and
Matt Stalder, authorized agent

Location: The subject property is parcel # 778834 located off West Sparks Road approximately 0.15 miles east of the intersection of Railroad Street & East Sparks Road, northwest of Easton, in Section 2, Township 20, Range 13 WA in Kittitas County.

Proposal: Proposal is to construct a Travel Center with improvements that include commercial and passenger vehicle parking, separate fueling areas for both, a 10,000 square foot building, preserved forest open space and separate ingress and egress for commercial and passenger vehicles. The improvements will also include stormwater collection areas on site and local infrastructure improvements. The project is proposed on a site that is zoned General Commercial with a LAMIRD land use designation.

Materials Available for Review: The complete SEPA Checklist and application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours. The file can also be viewed online at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> navigating to “State Environmental Policy Act (SEPA),” then to the application number “SE-26-00001 Easton Travel Center”.

Written Comments from the public may be submitted to the Kittitas County Community Development Services no later than **April 30, 2026, at 5:00 p.m.**, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act). A Mitigated Determination of Non-Significance is expected to be issued using the Optional DNS Process under WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal. A copy of this subsequent threshold determination will be available to the public upon request.

Designated Permit Coordinator (staff contact):

Bradley Gasawski (509) 962-7539;
email at bradley.gasawski@co.kittitas.wa.us.

Notice of Application: April 16, 2026
Application Received: February 18, 2026
Deemed Complete: April 3, 2026
Publish NKC Tribune: April 16, 2026

(Published in the N.K.C. TRIBUNE, April 16, 2026.)

12.6” Line Legal (2x6.3)

RUN DATE: APRIL 16, 2026

Total cost = \$138.60

Please sign and fax back to: (509) 674-5571

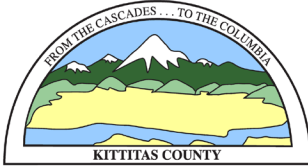
Approved as shown.

Approved with indicated changes.

APPROVED BY _____

DATE _____

Line Legal
PUBLISH: 1 TIME



State Environmental Policy Act PRELIMINARY MITIGATED DETERMINATION OF NONSIGNIFICANCE

- File:** SEPA Checklist (SE-26-00001)
Easton Travel Center SEPA Application
- Description:** Proposal is to construct a Travel Center with improvements that include commercial and passenger vehicle parking, separate fueling areas for both, a 10,000 square foot building, preserved forest open space and separate ingress and egress for commercial and passenger vehicles. The improvements will also include stormwater collection areas on site and local infrastructure improvements. The project is proposed on a site that is zoned General Commercial with a LAMIRD land use designation.
- Proponent:** AJ Sandhu, applicant; Matthew Stalder, authorized agent
- Location:** The subject properties are parcel #'s 778834, approximately 0.15 miles east of the intersection of Railroad Street & East Sparks Road, northwest of Easton, WA in Section 2, Township 20, Range 13 & the southeast ¼ Southwest ¼ of I-90 & County Road in Kittitas County.
- Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (c) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency, after considering voluntary mitigation measures which the lead agency or the applicant will implement as part of the proposal, and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "State Environmental Policy Act (SEPA)" View Active Applications" using the file number "SE-26-00001 Easton Travel Center"

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Prior to issuing the MDNS, a preliminary MDNS will be sent out with the Notice of Application. The mitigation measures include the following:

Earth

- 1) A fill and grade permit is required pursuant to Kittitas County Code 14.05.050.

Air

- 1) A dust control plan shall be developed and implemented during construction of the project.
- 2) During construction, reduction of construction caused dust and airborne contaminants shall be reduced through the use of water or other Department of Ecology approved methods.

Stormwater

- 1) A Stormwater Plan prepared by a State of Washington licensed engineer, and approved by the Kittitas County Public Works Department is required prior to issuance of any building permit.
- 2) The project shall have temporary erosion and sediment control measures implemented during construction.
- 3) All stormwater and surface runoff generated by this project shall be retained and treated on-site. If any is to be discharged off site a NPDES Construction Stormwater General Permit is to be obtained through the Department of Ecology Prior to any clearing, grading or construction.
- 4) A snow storage management plan shall be submitted to the county. Snow removal activities shall adhere to the submitted snow storage management plan and all snow storage shall be retained on-site.

Water and Waste Disposal

- 1) Prior to issuance of building permits, applicant shall obtain a permit through the Washington State Department of Health for a Large On-site Sewage System (LOSS) to serve the project or other type of system with written approval from Washington State Department of Health.
- 2) Adequate proof of water availability to serve the proposed project from the Kittitas County Water District #3 (Easton) shall be provided to the Department of Health and Kittitas County Public Health Department to satisfy all requirements prior to or at the time of building permit submittal.

Noise

- 1) Development and construction practices during construction of this project shall only occur between the hours of 7:00 am to 7:00 pm to minimize the effect of construction noise on nearby properties.

Building

- 1) All buildings and structures shall require full engineering for lateral, gravity and fire life-safety.
- 2) All restrooms, office or restaurant space, and parking facilities shall comply with the ADA manual.
- 3) All structures will meet Kittitas County Code Title 14.
- 4) All commercial building permits shall require a pre-application meeting with Kittitas County prior to submittal.
- 5) All proposed buildings, landscaping, and other improvements will need to comply with certain height restrictions.

Fire

- 1) All structures must have adequate fire apparatus access.
- 2) The building construction shall comply with the wildland-urban interface requirements.
- 3) All future development must comply with the International Fire Code (IFC) and Appendices.

Light and Aesthetics

- 1) All outdoor lighting shall be shielded and directed downward to minimize the effect to nearby properties and roads.
- 2) Any signage for the proposed use will require a sign permit as per KCC 17.70 and may not be located in State or County right-of-way.
- 3) All outdoor advertising or motorist signing shall comply with state criteria.
- 4) A landscaping plan shall be provided to Kittitas County CDS for review and approval prior to issuance of the first building permit. This plan shall include a 50-foot vegetative buffer/vegetative barrier around the entire property to decrease noise impacts to the neighboring residences. Additionally, the subject property is located adjacent to Interstate 90 with a federally designated National Scenic Byway known as the Mountains to Sound Greenway. The landscaping plan shall provide a buffer of conifer trees along the southwest property line that is adjacent to Interstate 90 as part of the 50-foot vegetative buffer. Additional plantings may be needed to ensure an adequate 50-foot vegetative buffer exists. The landscaping plan shall include a monitoring and maintenance plan. Final approval of any and all building permits will not be granted until verification that the approved landscaping has been installed in conformance with the County approved landscaping plan.
- 5) All required landscaping shall be permanently maintained in a healthy growing condition by the property owner or the property owner's designee. The property owner shall remove and, if required to meet the County approved landscaping plan, shall replace any unhealthy or dead plant material immediately or as the planting season permits.

Cultural Resources and Historic Preservation

- 1) Prior to ground disturbing activities, the applicant shall provide a cultural resource survey or otherwise satisfy cultural resource concerns, as directed by DAHP and/or the commenting concerned Tribes. Any survey shall be submitted to DAHP and the commenting affected Tribes for review and approval. If a survey results in the need for significant modification to the project as submitted, the applicant shall modify the project accordingly and submit such modification plans to Kittitas County CDS for approval prior to any ground disturbing activities.
- 2) Should ground disturbing or other activities related to the proposed plat result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible

Transportation

- 1) The applicant shall adhere to all applicable regulations as set forth in the current Kittitas County Road Standards.
- 2) The access locations shall be reviewed by the Kittitas County Department of Public Works & WSDOT to ensure that the access locations meet all applicable criteria for ingress/egress.

The County expects to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal, and will use the optional MDNS process authorized by WAC 197-11-355, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on April 30, 2026.**

Questions or Comments regarding this determination can be directed to Bradley Gasawski, 509.962.7539 or bradley.gasawski@co.kittitas.wa.us.

**Responsible
Official:** Jamey Ayling

Title: Planning Official

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7506

Date: April 16, 2026