



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

March 2, 2026

Majestic Group, LLC  
AJ Sandhu  
26304 203<sup>rd</sup> PL SE  
Covington, WA 98042

### **RE: Easton Travel Center SEPA Checklist (SE-26-00001) – Deemed Incomplete**

Parcel #'s: 778834

Dear AJ,

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 Spark s Road approximately 0.15 miles east of the intersection of Railroad Street & East Sparks Road, northwest of Easton, WA in Kittitas County. CDS has reviewed your submitted materials and has determined that the application submittal packet is not complete and additional information is required.

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

1. The Geotechnical Services Report from Quality Geo NW states under the Gradation Analysis Methods & Results on page 11 that it uses the Washington Department of Ecology Stormwater Management Manual for Western Washington (SMMWW). Per **KCC 12.04.05.030 Stormwater Management Manual Adopted**, “Kittitas County adopts by reference the Stormwater Management Manual for Eastern Washington (SWMMEW), current edition, as now or hereafter amended, along with additional provisions for stormwater management as follows in this chapter.” Please submit a geotechnical & soils report that utilizes the Stormwater Management Manual for Eastern Washington (SWMMEW).
2. The site plan submitted with the SE-26-00001 Easton Travel Center checklist, shows inconsistent information about the proposed building. The site plan shows a 10,000 SF store and the site area calculations on the site plan list the proposed new building space of 8,000SF. Please clarify the size of the proposed building and resubmit the site plan.
3. The site plan shows a 10,000 SF store and the SEPA checklist under Background A.11 (page 2) states the proposed uses to include a “vehicle/equipment service and repair and restaurant”. Please clarify the intended uses and update the site plan and/or SEPA checklist as needed and resubmit the site plan and/or SEPA checklist.
4. The CARA – Hydrogeologic Assessment report includes a site plan that does not match the site plan submitted with SE-26-00001 Easton Travel Center. Please submit an updated report with an accurate site plan that shows the proposed development.

Upon receipt of the necessary materials outlined above, CDS will continue processing your application. This application shall expire at 5pm on August 29, 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](mailto:bradley.gasawski@co.kittitas.wa.us) or phone at 509-962-7539.

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

*cc:*

*via email*