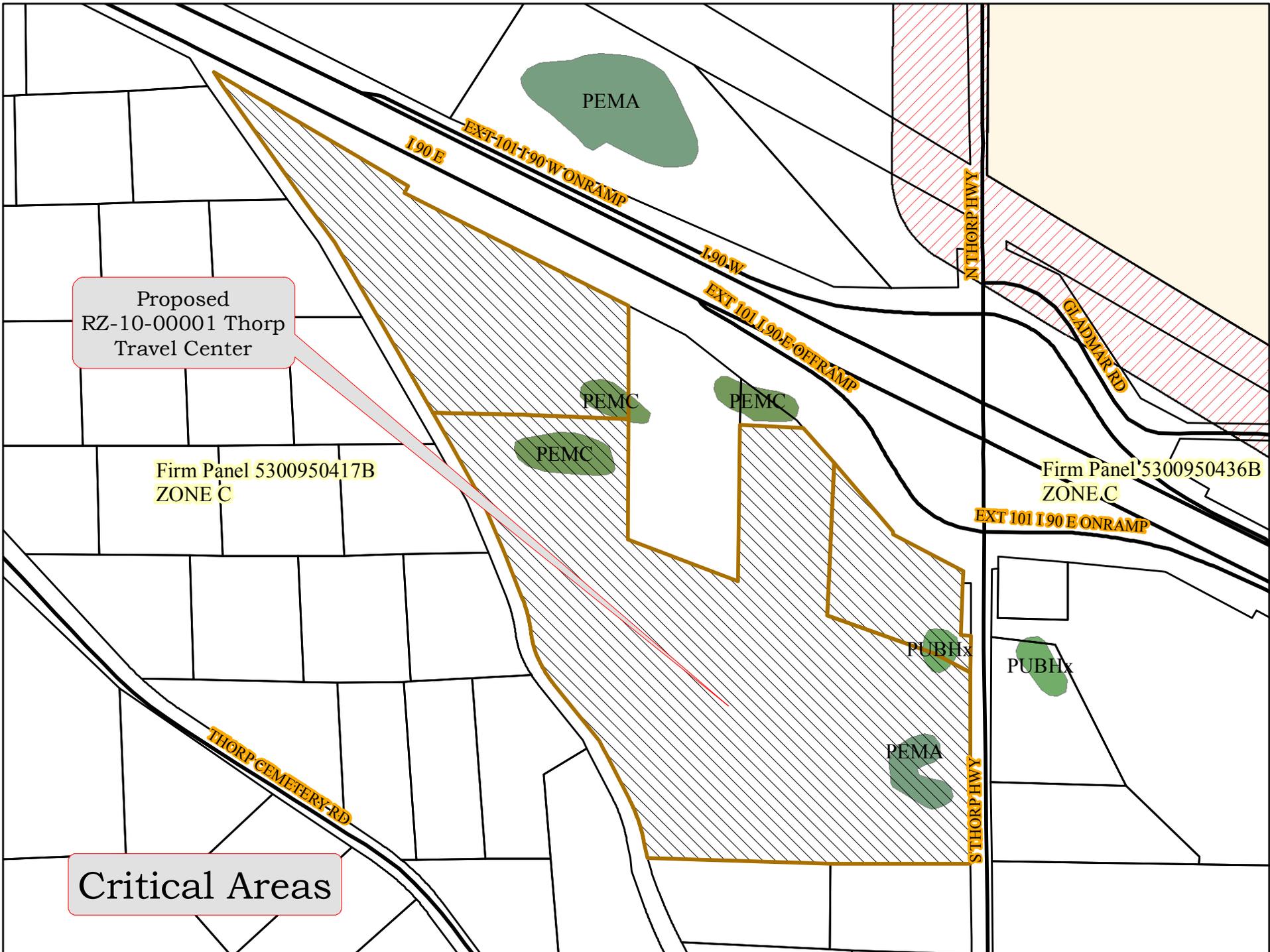
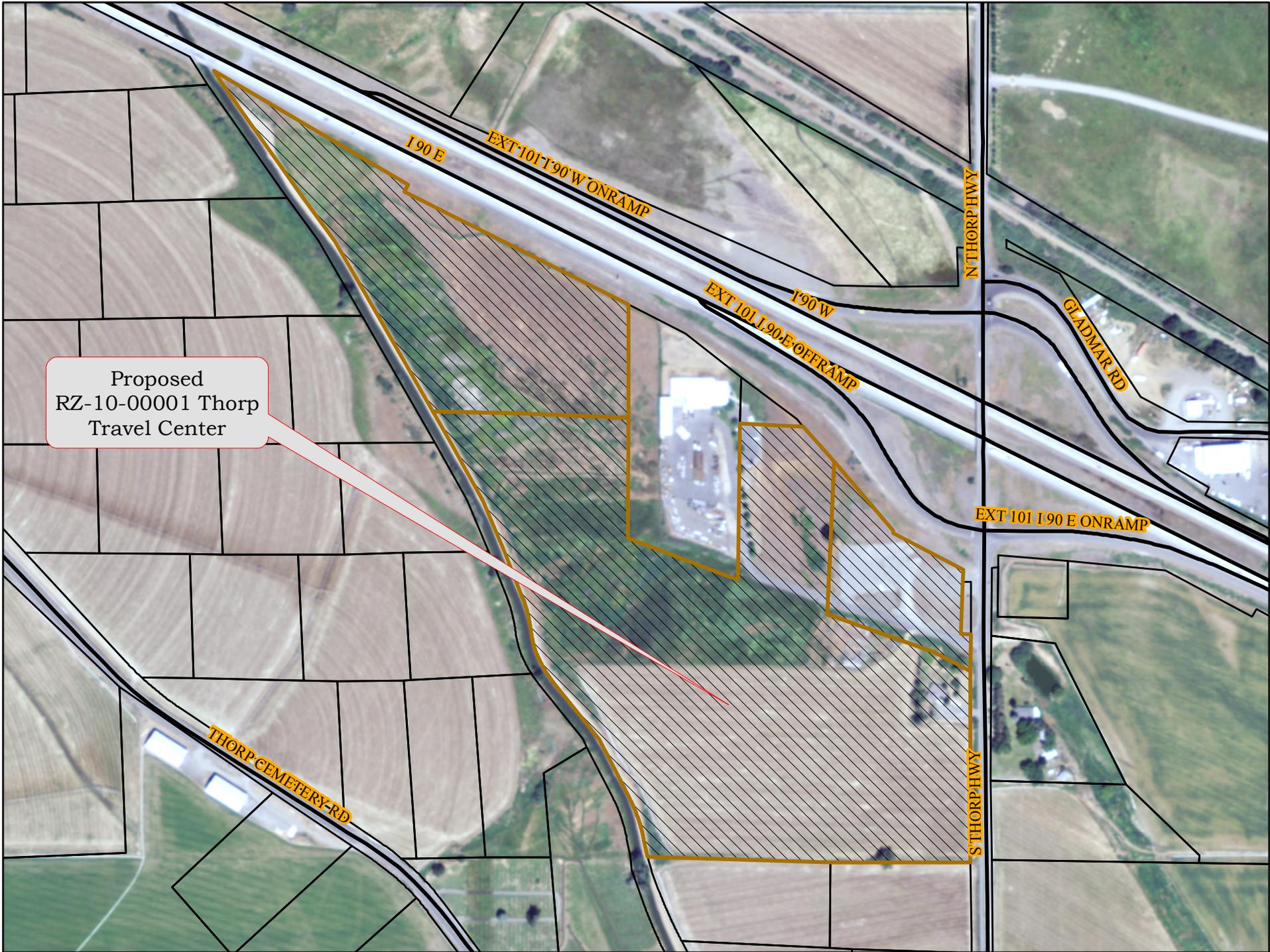


Adjacent Properties
for Notification

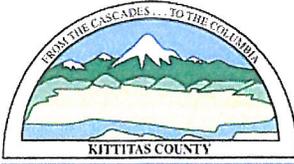
Proposed
RZ-10-00001 Thorp
Travel Center

Properties in
Same Ownership





Proposed
RZ-10-00001 Thorp
Travel Center



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITITITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

“Building Partnerships – Building Communities”

RECEIVED

JUN 29 2010

**Kittitas County
CDS**

**SEPA ENVIRONMENTAL CHECKLIST
FEE \$470.00**

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write “don not know” or “does not apply” Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered “does not apply.” IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

For non-project actions, the references in the checklist to the words “project,” “applicant” and “property or site” should be read as “proposal,” “proposer” and “affected geographic are” respectively.

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Thorp Travel Center

2. Name of applicant:

Ellison Throp Estate

3. Address and phone number of applicant and contact person:

Roger Weaver
2109 W. Dolarway Rd., Ste. 2
Ellensburg, WA 98926

4. Date checklist prepared:

June 10, 2010

5. Agency requesting checklist:

Kittitas County



6. Proposed timing or schedule (including phasing, if applicable):
1st Phase: Truck Stop - Immediately
2nd Phase: Restaurant - 1 Year
3rd Phase: Hotel/RV Park - 2 Year

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Improvement in the Open Space incororporating enhancements of wetlands and wildlife habitat.

8. List any environmental information you know about that had been prepared, or will be prepared, directly related to this proposal.
Complete County Review of all Phases and design for water, septic, and storm water will be provided during Project Phase; inconjunction with the WSDOT.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None Known

10. List any government approvals or permits that will be needed for your proposal, if known.
Complete County review of water, storm water, septic, Traffic flows, road improvements by WSDOT, County Building Permits, DOE Approval and water transfer.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

EXHIBIT

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

EXHIBIT

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): ~~flat~~, rolling, hilly, steep slopes, mountainous, other. _____

Flat

b. What is the steepest slope on the site (approximate percent slope)? _____
Not Known _____

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. _____

Ackna Ashy Loam to extremely gravelly loams, well drained 60-80 inches in depth.

d. Are there surface indications or history of unstable soils in the immediate vicinity? _____

Not Known

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. _____

During construction fill can be satisfied from material on-site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. _____

Possibly during excavations due to rain.

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? _____

65%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: _____

Normal construction practices of sheilding and framing certain areas.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. _____

Truck and auto traffic. Quantities will be part of traffic study at permit stage.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. _____

None

c. Proposed measures to reduce or control emissions or other impacts to air, if any: _____

Normal Construction Requirements - wetting of work areas, etc.

3. WATER

a.

Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

Portions of the wetlands are created by seepage from irrigation canals and old wooden underground drains that have collapsed - toward back of property, not in proximity of construction site.

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Only if enhancement will be allowed as current distance from construction site to wetlands (if classified) over 200'.

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None, except to support irrigation requirements.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b.

Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

SEE EXHIBIT

2) Describe waste materials that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

To be completed with project phase.



c.

Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

SEE EXHIBIT

2) Could waste materials enter ground or surface waters? If so, generally describe.

To be determined during project review.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

A very large area (6 acres) plus 10 acres open space is being set aside as a reserve area for storm water and septic.

4. PLANTS

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: weeds

b. What kind and amount of vegetation will be removed or altered?

Old mixed grasses, weeds, marginal hay grounds, brush and small trees.

c. List threatened or endangered species known to be on or near the site.

None Known

d. Proposed landscaping use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Weed control, landscaping, micro irrigation.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

No

d. Proposed measures to preserve or enhance wildlife, if any.

To enhance wetland areas to attract birds and plant proper plant species.

6.

ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed project s energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric, natural gas for heat, power to support centers and solar.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

The goal is for total Built Green where practical and for long term cost saving. Solar will be incorporated where cost effective.

7.

ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Building and properties will be in full compliance with current building and fire code standards during project review.

1) Describe special emergency services that might be required.

Fire and Police

2) Proposed measures to reduce or control environmental health hazards, if any. Safety features designed to fulfill standards and codes.

b. Noise

1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

I-90

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Traffic on/off I-90

24 Hours a day

3) Proposed measures to reduce or control noise impacts, if any.

Will be submitted with Project Application.

8.

LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

Pasture, hay, offices, equipment storage, P.S.E. field office

b. Has the site been used for agriculture? If so, describe.

Yes - 20%

c. Describe any structures on the site.

One rental home, P.S.E. Offices/Equipment yard.

d. Will any structures be demolished? If so, what?

House

interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any.

Will be finalized during permit process.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

None

b. Would the proposed project displace any existing recreational uses?

If so, describe. None

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

May provide walking trails if allowed to enhance wetland areas and improve habitat. Develop water features.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None

c. Proposed measures to reduce or control impacts, if any.

None

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

I-90, Thorp Highway - SEE SITE PLAN

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No

c. How many parking spaces would the completed project have? How many would the project eliminate?
70-100 Truck Spaces, 100-130 Car Spaces (Phase 1) 100 Restaurant (Phase 2) 45 RV, 150-200 Hotel (Phase 3)
None Eliminated

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
Yes, extensively from off ramp to interior of Travel Center. SEE SITE PLAN

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Not known prior to traffic study.

g. Proposed measures to reduce or control transportation impacts, if any.
Road Improvements for flow and safety in concert with County and WSDOT.

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
Fire and Police

b. Proposed measures to reduce or control direct impacts on public services, if any.
Increase tax revenues to offset additional Services.

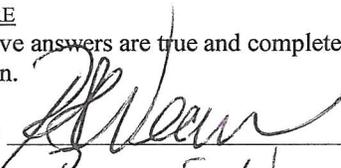
16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other.
Electricity, Natural Gas, Refuse Service, Telephone

b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed.
Private water and sewer.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Date: 6/25/10

Print Name: Roger S. Weaver

- e. What is the current zoning classification of the site?
Lamird 3 Limited Commercial Rural - Ag-20 _____
- f. What is the current comprehensive plan designation of the site?
Lamird III and Ag. _____
- g. If applicable, what is the current shoreline master program
designation of the site?
Not _____
- h. Has any part of the site been classified as an:
environmentally sensitive area?
No _____
- i. Approximately how many people would the completed project displace?
1-2 People _____
- j. Approximately how many people would reside or work in the completed
project? 103-130 _____
- k. Proposed measures to avoid or reduce displacement impacts, if any.
None _____
 - 1. Proposed measures to ensure the proposal is compatible with
existing and projected land uses and plans, if any. _____

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate
whether high, middle or low-income housing. _____
Residential None
Guest Rooms 60
- b. Approximately how many units, if any, would be eliminated?
Indicate whether high, middle or low-income housing. _____
1 - rental
- c. Proposed measures to reduce or control housing impacts, if any.
Not Applicable _____

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including
antennas; what is the principal exterior building material(s) proposed?
2-Story - To be submitted during Project Phase. _____
- b. What views in the immediate vicinity would be altered or obstructed?
None _____
- c. Proposed measures to reduce or control aesthetic impacts, if any.
None _____

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time
of day would it mainly occur? _____
Site and Parking Lighting, will incorporate down lighting.
- b. Could light or glare from the finished project be a safety hazard or _____

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

FOR STAFF USE

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases.
The new Standard Building Codes and current laws establish the framework for compliance. Technologies to capture and recycle water, the containment of fuel, etc. will be state of the art. Emissions will be increased with greater traffic, but spread over a larger area and noise should not be greater than current noise generated by I-90. All of these issues will be addressed by the Developer during the Project Phase.

2. How would the proposal be likely to affect plants, animals, fish or marine life: Proposed measures to protect or conserve plants, animals, fish or marine life.
There is a strong likelihood that all of the above will be enhanced. If allowed to improve the wetland area and at the same time improve wildlife habitat.

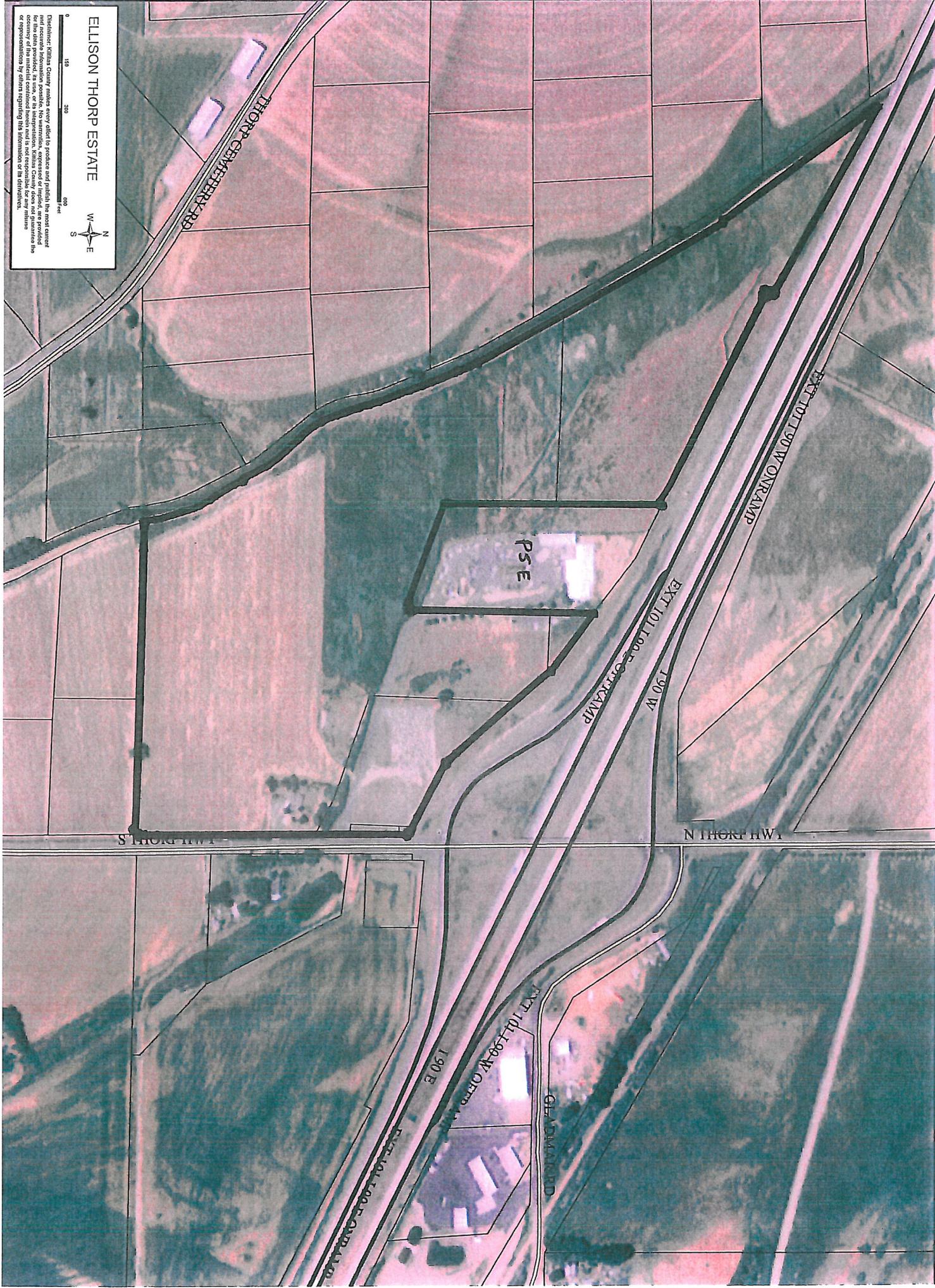
3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.
It will create the need for more energy, however a Built Green approach will be attempted throughout the project. It will have gray water recycling and solar where possible.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts.
It will not affect any of the above with the potential to improve the areas.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.
Not Applicable

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s).
The only increase will be to provide some additional fire and police protection - covered easily by increased tax revenues.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
No conflict known



ELLISON THORP ESTATE

0 150 300 450 Feet



Disclaimer: Elliston County makes every effort to produce and publish the most current and accurate information possible. No warranty, expressed or implied, is provided in the accuracy or completeness of the information contained herein and Elliston County does not guarantee the accuracy or completeness of the information. Elliston County makes no representation or warranty regarding the information or its derivatives.

THORP CENTRAL RD

EXT 101 190 W ONRAMP

EXT 101 190 E ONRAMP

190 W

N THORP HWY

PSE

S THORP HWY

190 E

EXT 101 190 W ONRAMP

GLADWIN RD

THORP TRAVEL CENTER

ATTACHMENTS

11. Description
12. Location
3. Water
 - b. Domestic Water
 - c. Water Run-off

A - 11) Project Description

The development of a full service Travel Center, consists of a Truck Stop, Hotel, Restaurant, RV Facility, and Supporting Services; consisting of approximately 30.5 acres to be situated South of I-90 at Exit 101 at Thorp.

This is the old site of the Bingo Truck Stop. "Truck Stops" have become Travel Centers.

The technology and design of newer facilities requires greater space, and needs to be located away from City properties to allow better access and less traffic issues.

Please note Site Plan Submitted.

A - 12) Location

Located in Thorp, Washington on the South side of I-90. Boundaries are clearly outlined by I-90, Thorp Highway, Westside Irrigation Canal, and private property on the South; these parcels are all 3 acre parcels and are not classified as resource land.

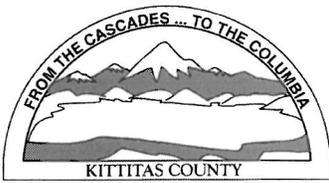
These boundaries are clearly identifiable and form the logical outer boundaries. Aerial Photo, Legal Description attached.

B-3) Domestic Water: Will be supplied by the Acquisition of Senior Water Rights to create a Water neutral project. With the recent development by Department of Ecology, creating the Water Trust Program, the conversion of surface to ground water is more expedient and an accepted process. We are currently determining the Consumptive rate of each entity within the project and prior to construction we will secure the required amounts of water.

B-3c) Sewer and Storm water: You will note from the Site Plan a huge resource area had been set aside to accommodate the Private System. 6 acres initially, with 10 more available.

Current Technologies reveal remarkable efficiency when properly designed; both in function and conservation.

In this case the property presents a unique opportunity to enhance the total landscape, that will be given strong consideration in the final project.



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00008165

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

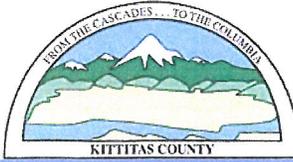
Account name: 022384

Date: 6/29/2010

Applicant: ELLISON THORP PROPERTY

Type: check # 09963

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
RZ-10-00001	REZONE FEE	3,320.00
RZ-10-00001	SEPA	470.00
RZ-10-00001	FIRE MARSHAL REZONE FEE	130.00
	Total:	3,920.00



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships – Building Communities"

REZONE APPLICATION

(To change from the existing zone to another zone)

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL(S). IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THEN THE 500 FOOT AREA EXTENDS FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS' OR ROAD ASSOCIATION, THEN PLEASE INCLUDE THE MAILING ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED BUILDINGS, POINTS OF ACCESS, ROADS, PARKING AREAS, SEPTIC TANK, DRAINFIELD, DRAINFIELD REPLACEMENT AREA, AREAS TO BE CUT AND/OR FILLED, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.
- SEPA CHECKLIST
- REQUESTED ZONE CHANGE: FROM Lamird III Limited Commercial / Ag-20 TO Expanded Lamird III / Highway Commercial

APPLICATION FEE:

\$3790 (\$3320 Rezone + \$470 SEPA) to Kittitas County Community Development Services Department (KCCDS)
\$130 for the Fire Marshal

*One check made payable to KCCDS for \$3,920.00

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

Mandy Reed

DATE:

6/29/10

RECEIPT #

00008105

NOTES:



1. Name, mailing address and day phone of land owner(s) of record:
Landowner(s) signature(s) required on application form.

Name: Mark Siks, Connie Dunnington
Mailing Address: 215 E. 4th Ave.
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-925-3200
Email Address: _____

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Roger Weaver, Re/Max Community Realty
Mailing Address: 2109 W. Dolarway Rd., Ste 2
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-933-7303
Email Address: rweaver@elltel.net

3. Street address of property:

Address: South Thorp Highway
City/State/ZIP: Ellensburg, WA 98926

4. Legal description of property:
ATTACHED

5. Tax parcel number:
18-17-14010-0008, 18-17-14010-0013, ptn 18-17-14010-0011

6. Property size:
47 Acres

7. Narrative project description: Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):
SEE ATTACHED

8. **What is the present zoning district?**
County Ag-20 & Lamird Type III
-
9. **What is the zoning district requested?**
Highway Commercial - Expanded Lamird Type III Boundary
-
10. **Applicant for rezone must demonstrate that the following criteria are met (attach additional sheets as necessary):**
- A. The proposed amendment is compatible with the comprehensive plan.
It diversifies Economic Growth, while broadening Employment Opportunities, with no cost to the County to provide public utilities, while not infringing on any resource lands.
 - B. The proposed amendment bears a substantial relation to the public health, safety or welfare.
It provides our visitors and our Community expanded and more accessible services. An additional place to wait out the snow and balance the traffic at Exit 106 (Regional Retail) and at Exit 107 as it becomes a Convention Center.
 - C. The proposed amendment has merit and value for Kittitas County or a sub-area of the county.
Additional job opportunities, as it will add 86-100 full-time positions plus 23-40 part-time positions. Within these numbers will be 25-35 management positions. It will attract visitors to a more accessible site and with the RV Park and Hotel they will stay longer. Increased Tax Revenues to the County.
 - D. The proposed amendment is appropriate because of changed circumstances or because of a need for additional property in the proposed zone or because the proposed zone is appropriate for reasonable development of the subject property.
SEE ATTACHED
 - E. The subject property is suitable for development in general conformance with zoning standards for the proposed zone.
SEE ATTACHED AND PICTURES.
 - F. The proposed amendment will not be materially detrimental to the use of properties in the immediate vicinity of the subject property.
Other than during the Construction Phase and the resulting Road Improvements, it will increase the use and safety of current roads.

G. The proposed changes in use of the subject property shall not adversely impact irrigation water deliveries to other properties.

It will not as we will insure any distribution of water to neighbors is protected or improved.

11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

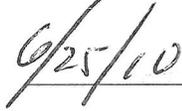
All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

Date:

X

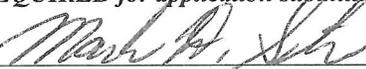
 _____

 _____

Signature of Land Owner of Record
(REQUIRED for application submittal):

Date:

X

 LargeLotApplication.pdf _____



THORP TRAVEL CENTER
ATTACHMENTS

Rezone Application

Legal Description
Site Plan/Pictures
Shea, Carr, Jewell

7. Narrative

10. D: Change in Circumstances
E: Suitability

EXHIBIT "A"

Parcel A

That portion of the Northeast Quarter of Section 14, Township 18 North, Range 17 East, W.M., in the County of Kittitas, State of Washington, which lies North and East of the Northeasterly right of way boundary of the West Side Canal and Southerly of the Southwesterly Right of way of Primary State Highway No. 3 (SR90)

EXCEPT

Right of way of Thorp Highway County Road along the East boundary thereof;

AND EXCEPT

That portion of the East Half of the Northeast Quarter of said Section 14 described as follows:
Commencing at a point 60.00 feet left of Station TH 256+04.73 as shown on S.R. 90 plan "West Side Canal to Bull Road", sheet 4 of 39 sheets, dated July 7, 1964;

Thence North 63° 33' 45" West, along the South right of way boundary of said S.R. 90, 219.25 feet;

Thence North 39° 55' 59" West, 436.61 feet;

Thence North 52° 56' 34" West, 194.39 feet to the true point of beginning;

Thence South 00° 07' 45" East, 617.00 feet;

Thence North 72° 06' 45" West, 340.00 feet;

Thence North 00° 07' 45" West, 717.32 feet, more or less, to the South right of way boundary of S.R. 90;

Thence South 63° 33' 45" East, along said right of way boundary, 172.15 feet;

Thence South 52° 56' 34" East, 212.58 feet, more or less, to the true point of beginning

AND EXCEPT

Commencing at a point 430 feet North of the Southeast corner of the Northeast Quarter of Section 14, Township 18 North, Range 17 East of the Willamette Meridian;

Thence West 250 feet;

Thence North 175 feet;

Thence East 250 feet;

Thence South 175 feet to the point of beginning

EXCEPT for the County Road right-of-way along the East line of said premises

AND EXCEPT

That portion of the Southeast Quarter of the Northeast Quarter of Section 14, Township 18 North, Range 17 East, W.M., Kittitas County, Washington, described as follows:

Commencing at the intersection of West boundary line of the Right of Way of Thorpe County Road and the Southwest boundary line of the Right of Way of Primary State Highway No. 3 (SR 90);

Thence South 00° 07' 45" East for 204.73 feet;

Thence North 89° 52' 15" East for 30 feet more or less to the West boundary line of Thorpe County Road;

Thence South 00° 07' 45" East for 95.27 feet;

Thence North 63° 33' 45" West for 257.14 feet;
Thence North 00° 07' 45" West for 284.99 feet
Thence South 63° 33' 45" East for 223.61 feet to the true point of beginning

AND EXCEPT

That portion of the Southeast Quarter of the Northeast Quarter of Section 14, Township 18 North, Range 17 East, W.M., Kittitas County, Washington, described as follows:

Commencing at the intersection of West boundary line of the Right-of-Way of Thorpe County Road and the Southwest boundary line of the Right-of-Way of Primary State Highway No. 3 (SR 90);
Thence North 63° 33' 52" West 223.59 feet to the true point of beginning;
Thence North 63° 33' 52" West, 5.68 feet;
Thence North 39° 24' 52" West, 278.97 feet;
Thence South 0° 07' 47" East 465.40 feet;
Thence South 72° 06' 45" East, 317.70 feet;
Thence North 63° 33' 45" West, 134.62 feet;
Thence North 0° 07' 45" West, 284.99 feet to the true point of beginning

AND EXCEPT that portion of the Northeast ¼ of the Northeast ¼ of said section lying East of the Westerly boundary of the following described parcel;

That portion of the East Half of the Northeast Quarter of said Section 14 described as follows:
Commencing at a point 60.00 feet left of Station TH 256+04.73 as shown on S.R. 90 plan "West Side Canal to Bull Road", sheet 4 of 39 sheets, dated July 7, 1964;
Thence North 63° 33' 45" West, along the South right of way boundary of said S.R. 90, 219.25 feet;
Thence North 39° 55' 59" West, 436.61 feet;
Thence North 52° 56' 34" West, 194.39 feet to the true point of beginning;
Thence South 00° 07' 45" East, 617.00 feet;
Thence North 72° 06' 45" West, 340.00 feet;
Thence North 00° 07' 45" West, 717.32 feet, more or less, to the South right of way boundary of S.R. 90;
Thence South 63° 33' 45" East, along said right of way boundary, 172.15 feet;
Thence South 52° 56' 34" East, 212.58 feet, more or less, to the true point of beginning

Parcel B

Commencing at a point 430 feet North of the Southeast corner of the Northeast Quarter of Section 14, Township 18 North, Range 17 East of the Willamette Meridian;
Thence West 250 feet;
Thence North 175 feet;
Thence East 250 feet;
Thence South 175 feet to the point of beginning

EXCEPT for the County Road right-of-way along the East line of said premises

Parcel C

That portion of the Southeast Quarter of the Northeast Quarter of Section 14, Township 18 North, Range 17 East, W.M., Kittitas County, Washington, described as follows:

Commencing at the intersection of West boundary line of the Right of Way of Thorpe County Road and the Southwest boundary line of the Right of Way of Primary State Highway No. 3 (SR 90);
Thence South 00° 07' 45" East for 204.73 feet;
Thence North 89° 52' 15" East for 30 feet more or less to the West boundary line of Thorpe County Road;
Thence South 00° 07' 45" East for 95.27 feet;
Thence North 63° 33' 45" West for 257.14 feet;
Thence North 00° 07' 45" West for 284.99 feet
Thence South 63° 33' 45" East for 223.61 feet to the true point of beginning

AND

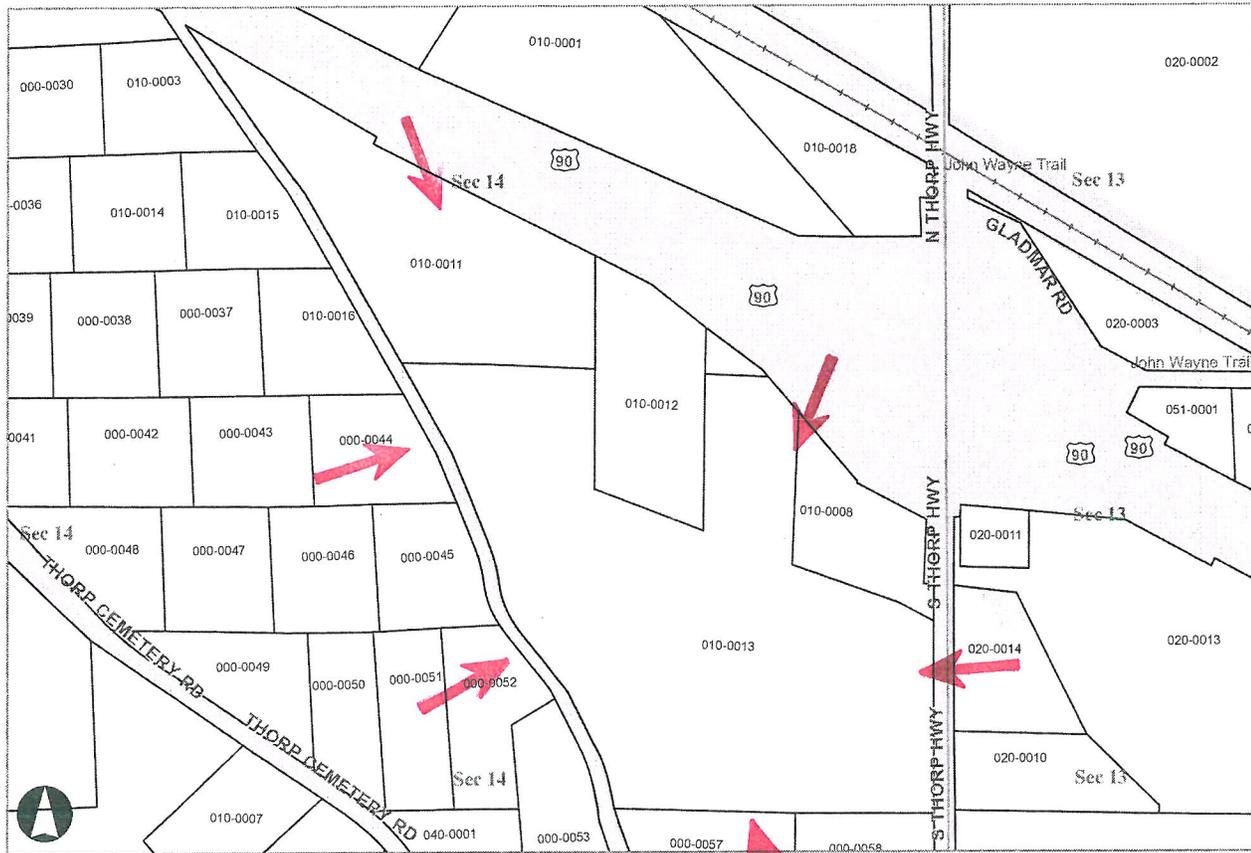
That portion of the Southeast Quarter of the Northeast Quarter of Section 14, Township 18 North, Range 17 East, W.M., Kittitas County, Washington, described as follows:

Commencing at the intersection of West boundary line of the Right-of-Way of Thorpe County Road and the Southwest boundary line of the Right-of-Way of Primary State Highway No. 3 (SR 90);
Thence North 63° 33' 52" West 223.59 feet to the true point of beginning;
Thence North 63° 33' 52" West, 5.68 feet;
Thence North 39° 24' 52" West, 278.97 feet;
Thence South 0° 07' 47" East 465.40 feet;
Thence South 72° 06' 45" East, 317.70 feet;
Thence North 63° 33' 45" West, 134.62 feet;
Thence North 0° 07' 45" West, 284.99 feet to the true point of beginning

Abbreviated Legal: Being a ptn of the NE ¼ of Sec 14 Twp 18N Rge 17E W.M.

Purported Address:

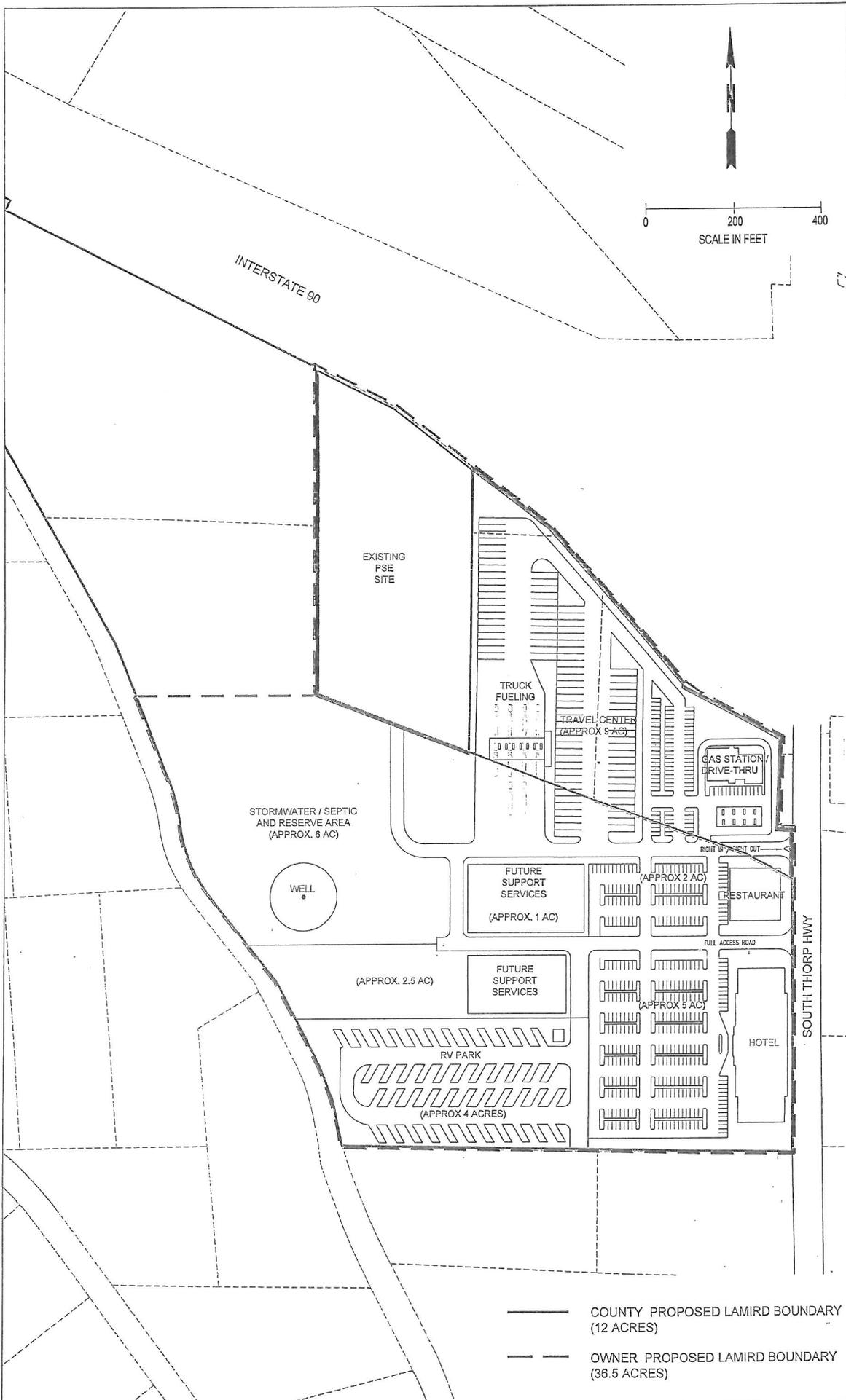
South Thorp Highway
Ellensburg, Washington 98926



Map Center: Township:18 Range:17 Section:14

Kittitas County Disclaimer
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.





— COUNTY PROPOSED LAMIRD BOUNDARY (12 ACRES)
 - - - OWNER PROPOSED LAMIRD BOUNDARY (38.5 ACRES)

1. 2010 10/26/09 - 10/26/09
 SHEET NUMBER 01 OF 01


SHEA-CARR-JEWELL
 ENGINEERING AND PLANNING SERVICES
 2102 CARRIAGE DRIVE SW, BLDG. H, OLYMPIA, WASHINGTON 98502

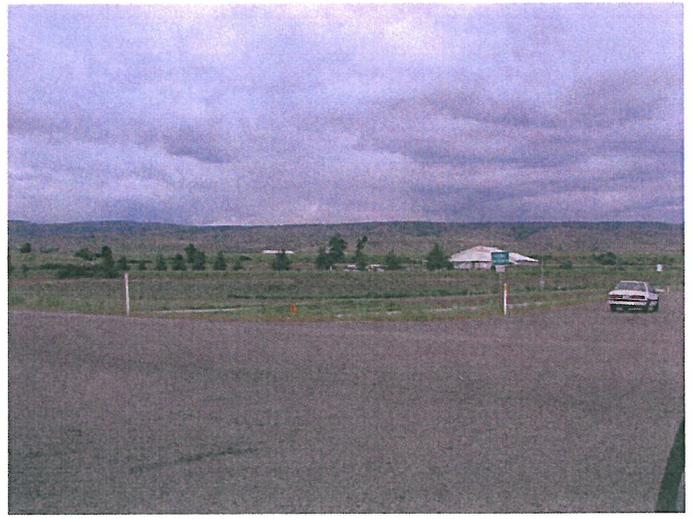
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 1"=200'-0"
 DATE:
 OCT, 2009

ELLENSBURG STATION
CONCEPTUAL SITE PLAN

EXHIBIT No:
EX-01
 SHEET No:
1



South Thorp Highway



On Ramp to Seattle



Overpass by Old Bingo Site



Far End of Property



Westside Ditch – Please Note Elevation



Puget Sound – Westside Ditch



Westside Ditch Boundary



Rental House



Puget Sound Energy



Old Bingo Site



Old Bingo Site/Old Farmstead



Old Farmstead



Bingo Site Road to P.S.E.



October 8, 2009

Jan Ollivier
Project Manager
Kittitas County
411 North Ruby, Suite 1
Ellensburg, WA 98926

Subject: Kittitas County Comprehensive Plan Compliance 2009
Thorp Recommended Land Use Designations

Dear Ms Ollivier:

The purpose of this letter is to request that the recommended boundaries of the LAMIRD in the southwest quadrant of Exit 101 from Interstate-90 at Thorp be expanded from the proposed 12 acres to 36.5 acres. This expansion will allow for planned development of the site. A site plan is enclosed that shows the proposed development of the property and need for additional acreage zoned for commercial uses.

For several years, the prospective buyer has been pursuing purchase of the property and has made a considerable investment in both time and money in order to develop a travel stop, hotel, restaurant and associated uses. Plans for the site were based on the commercial zoning shown in the County's comprehensive land use map, which would support the planned uses. The only reason development of the site hasn't already occurred has been due to complications with transfer of the land. These issues have now been resolved, there is a committed end-user for the travel stop, and development of the site is ready to move forward.

The travel stop project is proposed in the southwest quadrant of Exit 101. The area of the LAMIRD recommended at this location is approximately 12 acres, which is not large enough to allow the planned development. The end user for the travel stop requires a minimum of nine acres for the travel stop alone, which doesn't include space that is required for the well, septic system, and storm water treatment. It also doesn't allow for development within the LAMIRD of a hotel, restaurant, and other land uses that would support the travel stop.

The conceptual site plan illustrates that the LAMIRD boundaries need to be adjusted to include approximately 24 additional acres in order to accommodate the development that has been planned at this location for a number of years. The primary reasons for this request are listed below.



Jan Ollivier
October 8, 2009
Page 2 of 3

Transportation

- The types of services to be provided (truck stop, fuel, restaurant, etc.) require easy access to and from I-90, and visibility from the interstate;
- In order to ensure safe truck access and free flow of traffic to and from the travel stop and to avoid queuing onto the mainline, the primary access to the site must be at least 600 feet from the off-ramp, which is further than the proposed boundaries of the recommended LAMIRD would allow. The primary users of the truck stop will be large freight vehicles, which require longer areas for queuing so that the trucks don't back up onto the mainline or congest the local roadway;
- Intersections and on-site improvements must be spaced to accommodate the large turning radius the freight trucks require;
- In addition to high visibility, a project such as a truck stop generally locates at a location on the main travel route, well outside of city limits, to avoid creating congestion and delay in movement of freight.

Land Use/Development

- Construction of the travel stop alone requires a minimum of nine acres, plus additional area for a well, septic system, and storm water treatment;
- The acreage included in the LAMIRD needs to be sized to accommodate the septic system, well, and stormwater from the proposed development;
- The proposed users are large water consumers and require a large area to be set aside for the septic system;
- In addition to the truck stop, plans for the site include a hotel, restaurant and other uses that support it. In order to accommodate the proposed development, approximately 24 additional acres would be required.

Zoning

The General Commercial zoning proposed for the LAMIRD will allow the types of land uses that are planned and make sense at this particular location.

The "Assessment of Five County Areas for Land Use Designations" prepared by Jones & Stokes in September 2009 explains that Kittitas County must determine whether the criteria used to identify areas of more intense development results in appropriately-sized and located LAMIRDs. The proposed travel stop is a compatible use in the setting at the interstate exit; however, the boundaries of the proposed LAMIRD at this location are too small. The property purchaser has a viable proposal and an end-user who is anxious to move forward with development, but requires more space than what is in the County's proposed LAMIRD boundary. We ask that



Jan Ollivier
October 8, 2009
Page 3 of 3

approximately 24 additional acres be included in the LAMIRD at the project location so that construction can proceed.

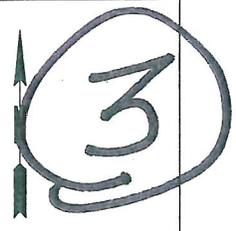
We appreciate your consideration of our request. If you have any questions or need additional information, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'JC' or similar initials.

Jean Carr
Principal

N:\Marketing\Proposals\Proposal Numbers\P423.01 Donn Hughes-Thorp Update-Rezone Support\100809
Kittitas ltr.doc



0 200 400
SCALE IN FEET

INTERSTATE 90

EXISTING
PSE
SITE

TRUCK
FUELING

TRAVEL CENTER
(APPROX 9 AC)

GAS STATION
DRIVE-THRU

STORMWATER / SEPTIC
AND RESERVE AREA
(APPROX. 6 AC)

WELL

FUTURE
SUPPORT
SERVICES
(APPROX. 1 AC)

(APPROX 2 AC)

RESTAURANT

(APPROX. 2.5 AC)

FUTURE
SUPPORT
SERVICES

(APPROX 5 AC)

HOTEL

RV PARK
(APPROX 4 ACRES)

SOUTH THORP HWY

- COUNTY PROPOSED LAMIRD BOUNDARY (12 ACRES)
- OWNER PROPOSED LAMIRD BOUNDARY (36.5 ACRES)

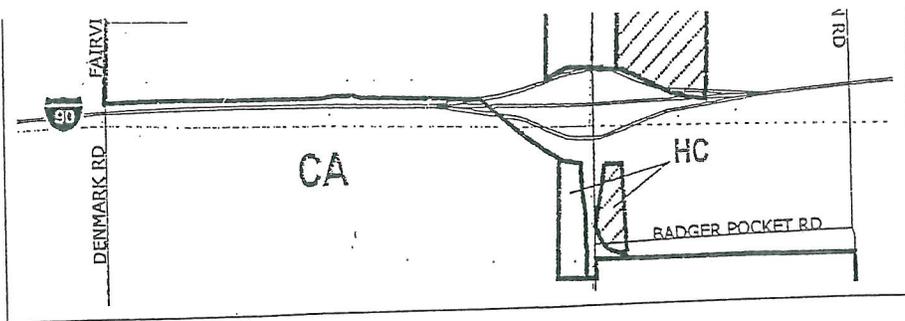
10/01/2009 11:42:38am - New York
N:\Projects\100910\100910.dwg - PLOT - SHEET 1 - FULL EXHIBIT

SHEA CARR JEWELL
 2102 GARIBOLDI DRIVE SW,
 BLDG. H
 OLYMPIA, WASHINGTON 98502
 P: 360-352-1458
 F: 360-352-1599
 WWW.SHEACARRJEWELL.COM

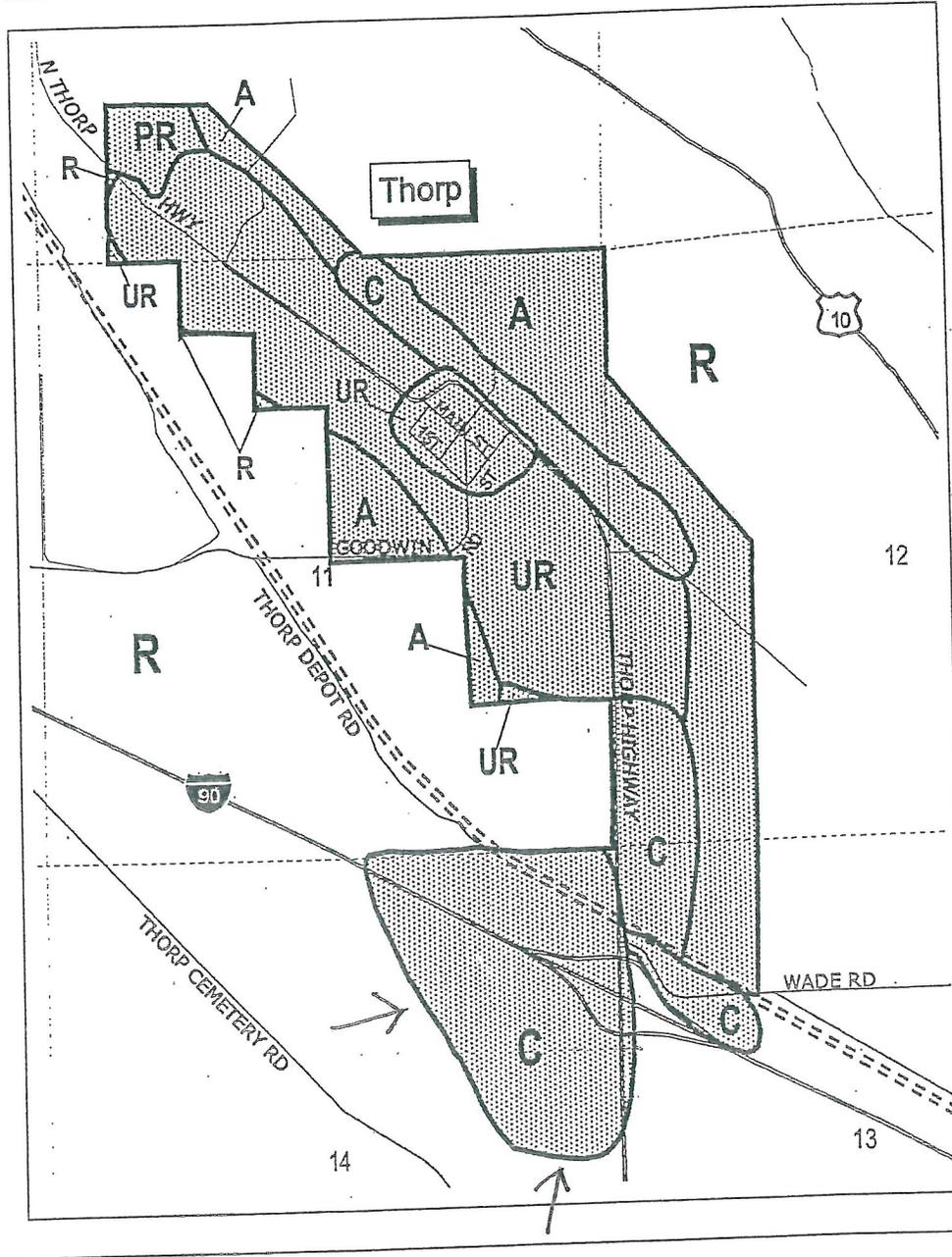
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1"=200'-0"
DATE:
OCT, 2009

ELLENSBURG STATION
CONCEPTUAL SITE PLAN

EXHIBIT No:
EX-01
SHEET No:
1



*Ca
Kitti
C



5

CF

Snoqualm
Pass

8

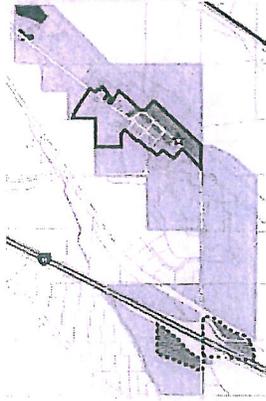
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PR

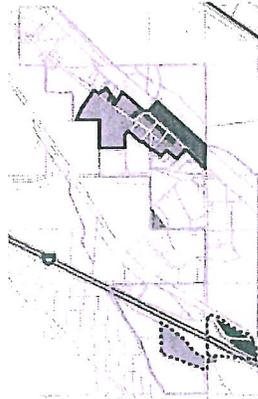
17

ORIGINALLY-URBAN GROWTH NODE.

Thorp



Land Use Designations



Zoning

PC Recommendation – Rural Activity Center (Type 1) and Rural Employment Center (Type 3) LAMIRD

■ ■ ■ ■ ■ Kittitas County Comprehensive Plan Compliance 2009

Thorp

▶ Rationale behind recommendation:

- ▶ Partially served by water; no sewer or sewer plan – area does not qualify as UGA
- ▶ Historic town (existed in 1990) with mixed uses meets criteria for Rural Activity Center (Type 1) LAMIRD
- ▶ Existing commercial land use, and planned land use in adjacent areas, meets criteria for a Rural Employment Center (Type 3) LAMIRD
- ▶ Recommended boundaries adjusted based upon feedback received at Planning Commission Public Hearing
- ▶ Request for extension of the Type 3 LAMIRD boundary to the south is beyond the scope of the compliance effort, but would be appropriate as a future docket item

■ ■ ■ ■ ■ Kittitas County Comprehensive Plan Compliance 2009

7: NARRATIVE PROJECT DESCRIPTION

The Proposed Project at total build-out will be approximately 30.5 acres plus 16 acres of Open Space and Reserve. A complete Car and Truck Fueling Facility, Restaurant, Hotel, RV Park, and other Support Services (Site Plan Attached).

The project will be located at I-90 Interchange at Exit 101 South of the Freeway. Clearly bordered by I-90, Thorp Highway, Westside Irrigation Canal, and private small 3 acre parcels for a very small area. (EXHIBIT) Plat Map

As municipalities become hard pressed to provide infrastructure, this project will be self contained, providing its own water, sewer, and storm-water systems. They will be purchased and/or developed privately utilizing all the available technology to protect function and conservation.

It will be in Phases, the First Phase will be the Truck Stop, Phase II, the Restaurant and RV Park and Phase III, the Hotel.

It provides additional services to our travelers, and will help spread and balance growing congestion at Exits 106 and 107. It provides more space for snow delay traffic and most importantly it provides over 100 jobs as we restore this property to its original use (Bingo Truck Stop).

D: We need to understand all the reasons why the change is being requested. This property was identified by the County as an Urban Growth Node to become a Commercial Zone. We have had the property on the Market with that consideration and sold the property with a completely Executed Purchase and Sale Agreement dated February 26, 2009. Having satisfied all the title issues we are now ready to move forward. Much to our surprise we found the County in a major effort to reach a certain date to be in compliance with Growth Management. We found the process to be too far along for any major revisions as the UGN was changed to Lamird Type III Rural Employment Center. The Planning Commission and County were very concerned that we have a method to revisit this opportunity and not loose the project. So, within their findings, they suggested that we revisit the early decisions and that it be "DOCKETED" for a Comp Plan Review.

The current configuration had changed the property from potentially being Commercial to LAMIRD TYPE 3 Rural Employment Center and to Ag-20. The Lamird Type 3 consists of 12 acres of which Puget Sound Energy occupies, 5+ acres leaving the limited Commercial Activity to 7 acres. This is insufficient to contain a modern Travel Center. Please find attached our attempt to enter and revise the process (EXHIBIT). Further testimony in support of the change by Shea, Carr, Jewell Inc.

E: The rural aspects of the property ceased over 50 years ago. The actual remaining farm ground consists of a hayfield surrounded by weeds, grasses, one rental house, a collapsed barn, P.S.E. Field Office and Equipment Yard, and a large asphalt lot where Bingo used to reside. Pre-Growth Management.

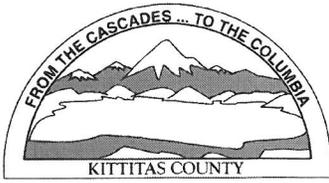
The Comprehensive Plan does bring up the Property rights issue and the Ellison-Thorp Estate was disappointed at not being full partners in the discussion. This writer knows that it is not normally the actions of Growth Management or the County to draw lines on property to encumber a property with new parcels and create significant damages to the Owners.

We will however make every effort to comply within your rules and we believe a combination of an expanded LAMRID Type 3 and a rezone of the additional property to Highway Commercial is in the best interest of the County, the Landowners and supports the Comprehensive Plan. This was the County's original direction.

The Lamird III does allow the logical inclusion of undeveloped lands. It does allow capital facilities to be developed on-site and more intense non-residential development, particularly if it relates to jobs and rural employment.

This property is clearly identifiable for this change and has specific and logical outer boundaries.

The Lamird Type III Boundaries are not necessarily contained by the word "existing" as it relates to July 1, 1990.



KITTITAS COUNTY PERMIT CENTER
411 N. RUBY STREET, ELLENSBURG, WA 98926

RECEIPT NO.: 00008165

COMMUNITY DEVELOPMENT SERVICES
(509) 962-7506

PUBLIC HEALTH DEPARTMENT
(509) 962-7698

DEPARTMENT OF PUBLIC WORKS
(509) 962-7523

Account name: 022384

Date: 6/29/2010

Applicant: ELLISON THORP PROPERTY

Type: check # 09963

<u>Permit Number</u>	<u>Fee Description</u>	<u>Amount</u>
RZ-10-00001	REZONE FEE	3,320.00
RZ-10-00001	SEPA	470.00
RZ-10-00001	FIRE MARSHAL REZONE FEE	130.00
	Total:	3,920.00