

Bradley Gasawski

From: Ken Edwards <Ken.Edwards@kittitaspud.com>
Sent: Thursday, June 13, 2024 12:51 PM
To: Bradley Gasawski
Subject: RE: SE-24-00020 Majestic Group - Notice of Application

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Bradley,

Kittitas PUD does not have facilities in the area of this project.

Thanks,

Ken Edwards
Engineering Manager
PUD #1 of Kittitas County
1400 Vantage Highway
Ellensburg, WA 98926
Phone: 509-260-2300 Ext 818
Ken.Edwards@KittitasPUD.com



From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Thursday, June 13, 2024 12:25 PM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; Ken Edwards <Ken.Edwards@kittitaspud.com>; THastings@snopass.org; sepa@dahp.wa.gov; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; connor.armi.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; steve@snoqualmtribe.us; dahp@snoqualmtribe.us; adam@snoqualmtribe.us; russell.mau@doh.wa.gov; brietta.carter@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; 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; ken.graham@parks.wa.gov; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jena.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; vlconnell@bpa.gov; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; snutt@kvnews.com; legals@kvnews.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; kcfd3102@yahoo.com; asstchief.eastonfd3@gmail.com; sara@krdistrict.org; kombola@easton.wednet.edu; jensens@easton.wednet.edu
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: SE-24-00020 Majestic Group - Notice of Application

Good Morning,

CDS is requesting comment on the following SEPA checklist: SE-24-00020 Majestic Group. Links to the file materials can be found below. The comment period will end **June 28, 2024, 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.

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External Link: [SE-24-00020 Majestic Group](#)

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<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-24-00020 Majestic Group”.

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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Bradley Gasawski

From: Adam Osbekoff <adam@snoqualmietribe.us>
Sent: Thursday, June 13, 2024 12:56 PM
To: Bradley Gasawski
Subject: RE: SE-24-00020 Majestic Group - Notice of Application

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Hello Bradley

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the “privilege of hunting and gathering roots and berries on open and unclaimed lands” off-reservation throughout the modern-day state of Washington.

Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE, we recommend an archeological review performed for this project. This is in an area the Snoqualmie Tribe considers culturally significant and has a moderate probability to have unknown archaeological deposits. We realize that though subdivisions do not cause ground disturbance, in almost all cases this process leads to development projects that will. If any archaeological work is performed, we request notification. An IDP should not be used in lieu of an archeological investigation. Cultural and archaeological resources are non-renewable and are best discovered prior to ground disturbance.

Thank you.

Adam Osbekoff

Cultural Resource Compliance Manager

adam@snoqualmietribe.us

C: 425.753.0388

9416 384th Ave SE

PO BOX 969

Snoqualmie Washington 98065

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

Sent: Thursday, June 13, 2024 12:25 PM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; THastings@snopass.org; sepa@dahp.wa.gov; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; connor.armi.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Steven Moses <steve@snoqualmietribe.us>; DAHP <dahp@snoqualmietribe.us>; Adam Osbekoff <adam@snoqualmietribe.us>; russell.mau@doh.wa.gov; brietta.carter@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; 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; ken.graham@parks.wa.gov; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; vlconnell@bpa.gov; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; snutt@kvnews.com; legals@kvnews.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; kcfd3102@yahoo.com; asstchief.eastonfd3@gmail.com; sara@krdistrict.org; kombola@easton.wednet.edu; jensens@easton.wednet.edu

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

Subject: SE-24-00020 Majestic Group - Notice of Application

Good Morning,

CDS is requesting comment on the following SEPA checklist: SE-24-00020 Majestic Group. Links to the file materials can be found below. The comment period will end **June 28, 2024, 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.

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<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-24-00020 Majestic Group".

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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June 14, 2024

**DEPARTMENT OF
NATURAL RESOURCES**

SOUTHEAST REGION
713 BOWERS ROAD
ELLENSBURG, WA 98926

509-925-8510
TRS 711
SOUTHEAST.REGION@DNR.WA.GOV
WWW.DNR.WA.GOV

Bradley Gasawski
Kittitas County Community Development Services
411 N. Ruby St, Suite 2
Ellensburg, WA 98926

RE: SE-24-00020 Majestic Group

Dear Mx. Gasawski:

Thank you for the opportunity to comment on the proposed project on parcel(s) 778834 in Section 2, T. 20 N., Range 13 E., W.M.; Kittitas County.

Based on remote review of this parcel(s) it appears that some or all of the parcel(s) consist of forestland, and it will require a Forest Practices Application (FPA) from the DNR if merchantable timber is removed/harvested as part of the proposal and/or is being converted out of forest land (RCW 76.09 and WAC 222). The FPA would need to meet the requirements of the Forest Practices Act and its rules. It is our recommendation that the applicant meet with our local forest practices forester to discuss, they may call our Southeast Region office at (509) 925-8510 to schedule an appointment.

If there are questions regarding our comments, please contact our Region Forest Practices office at the number above.

Sincerely,

Amanda Moody

Amanda Moody
Forest Practices Program Coordinator
Washington State Department of Natural Resources (DNR)
Southeast Region
Amanda.moody@dnr.wa.gov

Bradley Gasawski

From: WSDOT Aviation Land Use Inquiries and Application Submittals
<AviationLandUse@WSDOT.WA.GOV>
Sent: Monday, June 17, 2024 10:59 AM
To: Bradley Gasawski
Subject: RE: [EXTERNAL] SE-24-00020 Majestic Group - Notice of Application
Attachments: VA-23-00003, Sparks Park

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Hi M. Gasawski,

Please see a copy of WSDOT's previous comments on this site. I believe the project name may have changed, but our comments do not.

Please let me know if you have any questions.

David Ison, PhD | Aviation Planner
Emerging Aviation Technologies & Land Use Compatibility
Washington State Department of Transportation
david.ison@wsdot.wa.gov C: 360-890-5258

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Thursday, June 13, 2024 12:25 PM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Fredrickson, Josh <josh.fredrickson@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; THastings@snopass.org; sepa@dahp.wa.gov; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; connor.armi.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; Mau, Russell E (DOH) <Russell.Mau@doh.wa.gov>; Carter, Brietta J (DOH) <Brietta.Carter@doh.wa.gov>; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; Anderson, Ryan (ECY) <rand461@ecy.wa.gov>; Downes, Scott G (DFW)

<Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; rivers@dnr.wa.gov; Warthen, Luke (DNR) <luke.warthen@dnr.wa.gov>; SEPACENTER@dnr.wa.gov; MAUNEY, MARTY (DNR) <martin.mauney@dnr.wa.gov>; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; lhendrix@usbr.gov; Graham, Ken (PARKS) <Ken.Graham@parks.wa.gov>; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jena.N.Churchill@usace.army.mil; Prilucik, Jacob <jacob.prilucik@wsdot.wa.gov>; WSDOT SC Planning Mailbox <SCPlanning@WSDOT.WA.GOV>; WSDOT Aviation Land Use Inquiries and Application Submittals <AviationLandUse@WSDOT.WA.GOV>; CMOIcese@bpa.gov; vlconnell@bpa.gov; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; snutt@kvnews.com; legals@kvnews.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; kcfd3102@yahoo.com; asstchief.eastonfd3@gmail.com; sara@krdistrict.org; kombola@easton.wednet.edu; jensens@easton.wednet.edu
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: [EXTERNAL] SE-24-00020 Majestic Group - Notice of Application

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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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March 9, 2023

Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Attention: Jeremiah Cromie, Planner II

Subject: VA-23-00003, Sparks Park
I-90 Exit 70 Lt., Easton State Airport vicinity

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to two WSDOT owned and operated facilities, the Interstate 90 (I-90) West Easton interchange (Exit 70) and the Easton State Airport. WSDOT has acquired all access rights to I-90, including the on- and off-ramps, and along 130' of W Sparks Rd. and 130' of Sparks Rd. Our right-of-way records indicate there is an approximately 110' wide break in our limited access control along Sparks Road at the easterly terminus of the Exit 70 crossroad. The proposed driveway can be allowed; however, the driveway must be located entirely within this break and the connection shall not cross the existing limited access boundary.

Further, the proponent is required to dedicate additional access rights to the department along the proposed driveway a distance of 130' beginning at the centerline intersection of the Sparks Road/Exit 70 crossroad intersection. The proponent should contact Mark Kaiser of the WSDOT South Central Region office at (509) 577-1668, for specifics.

- WSDOT Aviation has reviewed the application and found no land use compatibility issues with the Easton State Airport. The proposed development falls within compatibility Zone 6 in which service stations are permitted. However, we are concerned about continued access to the airport. WSDOT has an existing access easement over Silver Ridge Ranch Road, which is the sole point of access to the airport. This road shall not be obstructed in anyway and must remain available to WSDOT.
- The Federal Aviation Administration (FAA) requires notification for this development (see attached FAA assessment tool results). The proponent must use forms 7460-1 and 7460-2, which can be accessed and completed electronically here: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

Jeremiah Cromie – VA-23-00003, Sparks Park

March 9, 2023

Page 2

- Any proposed buildings, landscaping, or other improvements will need to comply with certain height restrictions. The proponent is encouraged to contact David Ison, of the WSDOT Aviation Division at (360) 709-8028 for specifics.
- Any proposed lighting must be directed down towards the site and away from I-90 and the airport.
- Finally, any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. Please contact Trevor McCain of the WSDOT Headquarters Traffic Office for specifics. He can be reached at (360) 705-7282.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,



Paul Gonseth, P.E.
Planning Engineer

Enclosures

PG: jjp/mnk

cc: SR 90, File 2023_002
Mike Krahenbuhl, Area 1 Maintenance Superintendent
David Ison, Airport Land Use Planner

Bradley Gasawski

From: Dan Young
Sent: Thursday, June 20, 2024 3:10 PM
To: Bradley Gasawski
Subject: RE: SE-24-00020 Majestic Group - Notice of Application

No comments from the Fire Marshal's office.

Dan Young
Fire Marshal
Dan.young@co.kittitas.wa.us

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Thursday, June 13, 2024 12:25 PM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; THastings@snoqualmie.com; sepa@dahp.wa.gov; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; connor.armi.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; steve@snoqualmientribe.us; dahp@snoqualmientribe.us; adam@snoqualmientribe.us; russell.mau@doh.wa.gov; brietta.carter@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; 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; ken.graham@parks.wa.gov; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOIcese@bpa.gov; vlconnell@bpa.gov; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; snutt@kvnews.com; legals@kvnews.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; kcf3102@yahoo.com; asstchief.eastonfd3@gmail.com; sara@krdistrict.org; kombola@easton.wednet.edu; jensens@easton.wednet.edu
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: SE-24-00020 Majestic Group - Notice of Application

Good Morning,

CDS is requesting comment on the following SEPA checklist: SE-24-00020 Majestic Group. Links to the file materials can be found below. The comment period will end **June 28, 2024, 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-24-00020 Majestic Group](#)

External Link: [SE-24-00020 Majestic Group](#)

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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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Bradley Gasawski

From: Public Health Inspectors
Sent: Monday, June 24, 2024 12:17 PM
To: Bradley Gasawski
Subject: RE: SE-24-00020 Majestic Group - Notice of Application

Public Health has no comments on the SEPA SE-24-00020 Majestic Group.

Thank you,

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Thursday, June 13, 2024 12:25 PM
To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Cameron Curtis <cameron.curtis@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; THastings@snopass.org; sepa@dahp.wa.gov; enviroreview@yakama.com; corrine_camuso@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; connor.armi.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; steve@snoqualmtribe.us; dahp@snoqualmtribe.us; adam@snoqualmtribe.us; russell.mau@doh.wa.gov; brietta.carter@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; 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; ken.graham@parks.wa.gov; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; vlconnell@bpa.gov; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; snutt@kvnews.com; legals@kvnews.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; kcfd3102@yahoo.com; asstchief.eastonfd3@gmail.com; sara@krdistrict.org; kombola@easton.wednet.edu; jensens@easton.wednet.edu
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: SE-24-00020 Majestic Group - Notice of Application

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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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Bradley Gasawski

From: Connor Armi <connor.armi.hsy@colvilletribes.com>
Sent: Tuesday, June 25, 2024 2:41 PM
To: Bradley Gasawski
Cc: Guy Moura; Hanson, Sydney (DAHP)
Subject: Re: SE-24-00020 Majestic Group - Notice of Application

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Afternoon Bradley,

This consult is in reference to SE-24-00020 Majestic Group. This undertaking involves intense and large-scale ground disturbance in the form of logging, clearing, regrading, and infrastructure development of this parcel for future Short Plat divisions and sales, likely for residential development.

This undertaking is located within the CCT Traditional Territories. We request any undertakings, particularly those involving ground disturbing activities, to have an IDP in place prior to implementation.

The proposed project lies within the Traditional territory of the Wenatchi Tribe, 1 of the 12 constituent tribes of the Confederated Tribes of the Colville Reservation (CTCR), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CTCR with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29. This area includes parts of eastern Washington, northeastern Oregon, the Palus territory in Idaho, and south-central British Columbia.

There are known cultural resources of precontact and historic significance nearby and this particular plat is considered Very High Risk for an inadvertent discovery according to the DAHP predictive model.

CCT requests a cultural resource survey of the entire plat/parcel prior to ground disturbing activities and to have an IDP during implementation.

Thank you for consulting with the Colville Confederated Tribes History and Archaeology Program.

On behalf of Guy Moura, Tribal Historic Preservation Officer.

Sincerely,

Connor Armi | Archaeologist Senior MA, RPA

History/Archaeology Program

Confederated Tribes of the Colville Reservation

PO Box 150 | Nespelam, WA 99155

d: 509-634-2690 | c: 509-631-1131

connor.armi.hsy@colvilletribes.com

On Thu, Jun 13, 2024 at 12:25 PM Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us> wrote:

Good Morning,

CDS is requesting comment on the following SEPA checklist: SE-24-00020 Majestic Group. Links to the file materials can be found below. The comment period will end **June 28, 2024, 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.

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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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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

June 26, 2024

Bradley Gasawski
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

RE: 202402571: SE24-00020

Dear Bradley Gasawski:

Thank you for the opportunity to comment on the Optional Determination of Nonsignificance process for the Majestic Group Forest Practices Act, Grading & Parcel Access. We have reviewed the documents and have the following comments.

Water Quality Program

Conversion of forest lands to other land uses is often the first step in a proposed development. If ground disturbance in a subsequent individual or common plan of development exceeds one acre in size, a NPDES Construction Stormwater Permit may be required. The process requires developing a stormwater pollution prevention plan, submitting an application, and a 30-day public notice process. This may take 38-60 days. A permit and stormwater plan may be required prior to beginning ground-breaking activities. Please contact **Wendy Neet** with the Department of Ecology, (509) 571-6733, with questions about this permit.

Sincerely,

Amber Johnson
SEPA Coordinator
Central Regional Office
509-723-5677
crosepacoordinator@ecy.wa.gov



Bradley Gasawski

From: Terrence Danysh <tdanysh@prklaw.com>
Sent: Wednesday, June 26, 2024 3:54 PM
To: Bradley Gasawski
Cc: Stephanie Hartung; Marge Brandsrud (dmbrandsrud@comcast.net); James Carmody; Charlie Beckett
Subject: Majestic Group (Proj. No. SE-24-00020)/"Friends of Easton" comment letter and attachments regarding grading application and SEPA (Friday, June 28, 2024 comment deadline)
Attachments: 1627_001.pdf; 3-20-2024 decision on County Motion for Remand.pdf; 1628_001.pdf; 1611_001.pdf
Importance: High

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Dear Mr. Gasawski:

Please find the attached comment letter (and accompanying documents) from counsel for "Friends of Easton" with regard to the above-referenced project (Friday, June 28, 2024 comment deadline).

Respectfully,

Terry Danysh
Co-counsel, Friends of Easton

**TERRENCE DANYSH | PRK Livengood
OF COUNSEL**



Peterson Russell Kelly Livengood PLLC
10900 NE 4th Street, Suite 1850
Bellevue, WA 98004
O: 425.462.4700 | D: 425.990.4003 | F: 425.451.0714
tdanysh@prklaw.com | www.prklaw.com

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1
2
3
4 BEFORE THE KITTITAS COUNTY HEARING EXAMINER

5
6 In the matter of an appeal of the:

7 Variance and Mitigated Determination of
8 Nonsignificance for Easton Travel Stop

9 Administrative Site Plan and Determination of
10 Non-Significance for Sparks Park LLC

CDS FILE No. VA-23-00003
SE-23-00010

ORDER ON COUNTY'S MOTION
FOR REMAND

11 This matter came before the Hearing Examiner on Kittitas County's Motion for Remand
12 dated March 8, 2024.

13
14 In response, Appellants Purcell and McLeod, through their attorney, Audrey Clungeon,
15 filed a response dated March 13, 2024, requesting that the application be denied with prejudice,
16 and that the Hearing Examiner not remand the matter back to Kittitas County. This Appellant
17 further argued that the variance is a use variance and that it also should be denied.

18 Appellants, through their attorneys, James Carmody and Terrence Danysh, as joined by
19 Audrey Clungeon, requested that a dispositive order invalidating the Notice of Decision for
20 the variance, with prejudice, be ordered by the Hearing Examiner.

21
22 On March 15, 2024, the attorney for Kittitas County submitted a response to the
23 Appellant's motion for the dispositive order.

24 The Hearing Examiner has considered materials submitted to the Hearing Examiner, as
25 well as the file of record that has been presented to the Hearing Examiner.
26
27

1 The County's position is that there was not a required critical areas review during the
2 processing of the application, that the variance was not properly granted, and the matter should
3 be remanded back to the County for further review.

4 The Hearing Examiner finds that the County's Determination of Completeness was made
5 in error in that proper study of identified critical areas was not completed. Therefore, not only
6 was the variance issued in error, but the SEPA determination was also issued in error.

7 However, the Hearing Examiner does not believe that a dispositive motion dismissing
8 this matter with prejudice is the appropriate remedy.

9 This matter was brought to the Hearing Examiner's attention through the disclosure by
10 Kittitas County. Although, a hearing on the SEPA appeal and on the appeal of the variance has
11 been set, and the timing of pre-hearing disclosures have been ordered, the Hearing Examiner
12 does not believe that invalidating the SEPA determination and variance approval to the extent
13 requested by the Applicant, basically a dismissal with prejudice, is the appropriate remedy.

14 Therefore, the Hearing Examiner orders that the SEPA determination of the MDNS
15 issued September 29, 2023, and the administrative decision approving the variance, also dated
16 September 29, 2023, shall be vacated.

17 This matter is remanded to Kittitas County to require a revised application to correct the
18 original application's deficiencies. The County is directed to issue a new Determination of
19 Completeness, if appropriate.

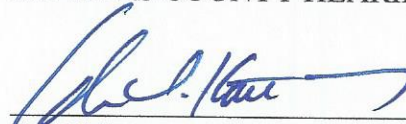
20 If and when the application is determined to be complete, the Hearing Examiner directs
21 the County to start a new SEPA process and to then, if appropriate, to issue a new SEPA
22 determination and new administrative decision regarding the variance application. Any new
23
24
25
26
27

1 MDNS and variance decision are subject to appeal. Any appeal fee previously paid by
2 Appellants shall be promptly refunded to Appellants.

3 The Hearing Examiner's Order on Pre-Hearing Conference dated December 21,
4 2023, is hereby stricken in its entirety. The open record public hearing previously
5 scheduled to begin May 29, 2024, to extend through May 31, 2024, is hereby stricken.

6 SO ORDERED this 20 day of March, 2024.

8 KITTITAS COUNTY HEARING EXAMINER

9 
10 _____
ANDREW L. KOTTKAMP

TG: 1.23463.00

June 24, 2024

Terry Danysh
Peterson Russell Kelly Livengood PLLC
10900 NE 4th Street, Suite 1850
Bellevue, WA 98004

SUBJECT: MAJESTIC GROUP DEVELOPMENT UPDATED SEPA CHECKLIST

Dear Terry:

Per your request, we have reviewed the updated SEPA checklist submitted for the subject project. From information provided in the SEPA checklist, our understanding is that the project consists of clearing and grading activities and subdivision of the property to be developed in the future. The SEPA checklist identified the only access point as being aligned with existing Sparks Road and intersection north of Exit 70 off of I-90 as noted below.

14. Transportation. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Access will be off of Sparks Road at the current "T" intersection north of Exit 70 off I-90

As you recall, Transpo conducted a review of the Transportation report prepared for the previous application. This review was based on a specific development plan that included a fuel station and ancillary uses. Our review of the previous analysis indicated that congestion was anticipated at the ramps and additional analysis was warranted to confirm the interchange would operate at adequate levels.

As identified in the updated SEPA checklist for the project, the only access point for the site is proposed to be aligned with the Lake Easton Road/W Sparks Rd intersection. This location has been identified with no known development plan or assessment of traffic operations as per the following in the SEPA checklist.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

No vehicle trips are anticipated with this proposal.

g. Proposed measures to reduce or control transportation impacts, if any:

Not Applicable

While the logical location may be to align with the existing intersection, the proximity of the i-90 westbound ramps creates a condition that needs to be fully evaluated before that location is approved. To evaluate the access point a reasonable worst-case development scenario should be identified in order to estimate the weekday AM and PM peak hour trip generation. Depending on the nature of the development, weekend trip generation and analysis may be needed. The

technical analysis would identify the needed channelization, interaction with adjacent intersections and identification of the needed traffic control at the intersection.

Question g that identifies the required mitigation, notes that this is Not Applicable. A proposed access point should not be identified unless the proper analysis has been completed to confirm it does not create any additional impacts to the system.

In summary, we suggest the following analysis be done prior to finalizing the site access location:

1. Identify a reasonable/worst case development scenario
2. Forecast weekday AM and PM peak hour trip generation. Note the weekend may be relevant to the analysis depending on the nature of the development
3. Evaluate the interchange operations utilizing current traffic counts for the peak periods. This analysis should include an evaluation of the without and with-project conditions.

Sincerely,
Transpo Group

A handwritten signature in black ink, appearing to read "Michael Swenson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael Swenson, PE, PTOE
Managing Principal



10900 NE 4th Street, Suite 1850
Bellevue, WA 98004-8341
T: 425.462.4700
F: 425.451.0714
www.prklaw.com

Terrence I. Danysh
tdanysh@prklaw.com
R. Charles "Charlie" Beckett
cbeckett@prklaw.com

June 26, 2024

VIA EMAIL: Bradley.Gasawski@co.kittitas.wa.us

Mr. Bradley Gasawski
Kittitas County Community Development Services
411 N Ruby ST, Suite 2
Ellensburg WA 98926

Re: SE-24-00020 Majestic Group
Comment on Proposed Grading Application and SEPA

Dear Mr. Gasawski:

The undersigned attorneys are counsel to Friends of Easton, a group of property owners and community members in the neighborhood of Majestic Group's proposed project. The purpose of this letter is to comment on the Majestic Group's (the "Applicant") SEPA application and analysis under the Kittitas County Code. Having reviewed the contents of the Applicant's application and SEPA checklist, Friends of Easton has significant concerns regarding the purpose and preparation of the Applicant's SEPA Checklist, as well as specific concerns regarding the sufficiency of the applicant's analysis of traffic and critical areas impacts.

First and foremost, the present application appears to be an impermissible and illegal attempt to circumvent the regulations of SEPA and the Kittitas County Code (and the principles of environmental review more broadly), by "piece-mealing" environmental analysis of the proposed project to avoid meaningful review of the cumulative impacts it poses. One of the fundamental principles of environmental review law is that when there is evidence that a project under review "will facilitate future action that will result in additional impacts" the impacts of said project must be analyzed simultaneously with those of the proposed future action.¹ The cumulative impact of these actions must be considered when making a threshold decision under SEPA. This rule is explicitly stated in WAC 197-11-060(5)(d), and is incorporated by reference into the Kittitas County Code pursuant to KCC 15.04.020.

¹ *Boehm v. City of Vancouver*, 111 Wash. App. 711, 720, 47 P.3d 137, 142 (2002); *Conservation Nw. v. Okanogan Cnty.*, 194 Wash. App. 1034 (2016) ("The government decision makers must consider more than the narrow, limited environmental impact of the immediate, pending action. . . .The agency cannot close its eyes to the ultimate probable environmental consequences of its current action.")

Friends of Easton's are acutely concerned with "piece-mealing" given the longstanding efforts to develop the Applicant's property to build a truck stop complex, which have spanned years and several attempts at permits. Beginning in 2019 (under permit SE-19-00014), the prior owner of the property sought to develop a Love's truck stop complex on the site of the property. This effort was abandoned after a Land Use Petition to the Kittitas County Superior Court resulted in the prior owner withdrawing their application. Subsequent to this effort, AJ Sandhu (the managing member of prior applicant Sparks Park LLC & present applicant Majestic Group LLC) picked up the baton of the development process, filing for a use variance under permit VA-23-00003 and utilizing the prior owner's documentation and studies.

The variance request resulted in an appeal by Friends of Easton and others, and an eventual remand by the County's Hearing Examiner for lack of a critical areas report by the Applicant.² Subsequent to the remand decision, in March of this year, Mr. Sandhu stated that he had no intention of abandoning his plans to build said truck stop.³ Further, Friends of Easton has seen no documentation that these plans or the application to build the truck stop have been abandoned or withdrawn, and the permit application remains open on the Kittitas County Community Development Services website. Where development of the site for use as a truck stop remains Mr. Sandhu's stated goal for the property, and where he has not formally abandoned these plans in writing (to our knowledge), Friends of Easton are concerned that this is just one more attempt to reach that goal by omission and circumvention of SEPA.

Regardless, additional deficiencies exist in the Applicant's failure to provide meaningful information regarding the nature of the proposed development or to perform the necessary traffic analysis. As proposed by the Applicant, the ramp it seeks is nearly identical to that of the one it sought under the prior permit application, but the present application is devoid of any information regarding the proposed use other than for "a possible subdivision." (The type of subdivision is left unspecified. A truck stop/travel center or components of the same are well within the realm of possibility.)

As opined by Mike Swenson of the Transpo Group (who performed an analysis of the Applicant's property in connection with Mr. Sandhu's prior permit application), the proximity of the property to I-90 means that any development project will entail levels of congestion at the I-90 interchange, which should be analyzed prior to project approval, with appropriate mitigating conditions imposed.⁴ Where the Applicant fails to disclose the proposed development on the site, such analysis is impossible, as is any analysis of the proper alignment of any access.

Finally, a threshold determination is inappropriate where the Applicant has yet to complete the required Critical Area Report pursuant to Chapter 17A.01 KCC. Under Chapter 17A.01 KCC, a Critical Area Report is required for land disturbing activities such as "removing, excavating,

² See Order on County's Motion for Remand, date March 20, 2024, attached.

³ See March 20, 2024 Email from AJ Sandhu to the Kittitas County Hearing Examiner, attached.

⁴ See Transpo Goup letter of June 24, 2024, attached.

disturbing or dredging” the earth within a critical area.⁵ Where such a report is necessary, it must be provided to the County “prior to the county’s consideration of any proposed alteration or development.”⁶ This review should be conducted “concurrently with review conducted under the State Environmental Policy Act (SEPA), as locally adopted.”⁷

As the Applicant’s member, AJ Sandhu, was made aware of in the prior appeal of his prior permit application for the property, his property sits within a Critical Aquifer Recharge Area, which is a critical area within the meaning of the KCC. Where the permit which the Applicant seeks is such a permit, and where the applicant’s parcel is an acknowledged Critical Aquifer Recharge Area, compliance with Chapter 17A.01 is required. The required study should be performed before the issuance of a threshold determination so that appropriate mitigating conditions may be imposed.

Given these deficiencies in analysis, the numerous past efforts to develop the property, and the concerns regarding “piece-mealing” of the SEPA analysis, Friends of Easton believe that the Applicant’s application should be strictly scrutinized, the necessary analyses performed, and the application be in strict compliance with the Kittitas County Code prior to the issuance of any threshold determination.

Sincerely,

PETERSON RUSSELL KELLY LIVENGOOD
PLLC

MEYER FLUEGGE & TENNEY P.S.



Terrence I. Danysh
R. Charles “Charlie” Beckett



James C. Carmody

cc: Marge Brandsrud, Friends of Easton
Stephanie Hartung,
Kittitas County Prosecutor’s Office

⁵ KCC 17A.01.040(1).
⁶ KCC 17A.01.110(2).
⁷ KCC 17A.01.120(3).

Terrence Danysh

From: SANBROS FARMS <sanbros.farms@gmail.com>
Sent: Wednesday, March 20, 2024 10:38 AM
To: Andy Kottkamp
Cc: Terrence Danysh; Christine Rice; Stephanie Hartung; Peggy Cahill; carmody@mftlaw.com; Tracy Parke; Jessie Blackwood; Charlie Beckett; Mark Cook; bill@yourbrokerbill.com; Jamey Ayling; Audrey Clungeon; Dave Bricklin; Bricklin & Newman, LLP
Subject: Applicant Response

Good Morning Mr. Hearing Examiner and Counsel,

My name is Angadjot Sandhu. I am the Managing Member of Mountview Group LLC, the Applicants in this matter. It is our understanding from information received from Kittitas County Public Works, that a response in this appeal is not necessary as the appeal pertains to the County Approval of the Application and nothing more. Please correct us Mr. Hearing Examiner if we are mistaken. However, in light of the allegations made by the Appellants we felt that it was appropriate to respond.

We have filed the applications in a timely manner and have paid the fees required by the County. We have provided any materials and documentation requested by the County. We have responded to comments made by the Appellants during the comment period, however, in reviewing the Appellants briefs, it appears they have not read those responses.

We are not currently nor have any future intention of abandoning this application. As we move forward with the project, we will comply with any and all of the requirements and regulations asked of us.

Irrelevant in this matter, however just a quick closing comment:

Our primary business is that we own and operate multiple organic orchards here in Eastern Washington. Our goal has never been to allow any damage to occur to our environment or to endanger our neighbors.

Sincerely,

AJ Sandhu

Manager/Member

Mountview Group LLC

Gina and Mike Peckman

471 Kachess River Road,

Easton, WA 98923

gina@peckmansearch.com

Bradley Gasawski

Planner one

Kittitas County Community Development Services

411 N Ruby Street Suite 2

Ellensburg, WA 98926

Bradley.gasawski@co.kittitas.wa.us

RE: Majestic Group SEPA Application SE-24-0020

Parcel #778834

Bradley and other members of the county,

I have several reservations regarding the Majestic Group LLC's application to clear the land on parcel #778834. This parcel has seen multiple failed development attempts by various parties over the years. It is imprudent for the county to permit the complete removal of vegetation without a concrete plan or proposal in place. Such actions could have detrimental effects on our community for the sake of an absentee owner's potential gains. The current process that allows this SEPA application to proceed without a solid plan from Majestic Group LLC is flawed and could be damaging to our community's well-being.

The property is located within a Type 3 LAMIRD and zoned for the General Commercial zoning district. The purpose and intent of the GCZ is to provide a classification consistent with the existing business districts of unincorporated towns. If this applicant has proposed to short-plot the property, the land use is not consistent with the intent to limit commercial use to proposals consisting with the rural character. Including "clear-cutting" trees with no clear proposal moving forward.

Upon reviewing the SEPA checklist submitted by the applicant, I have noticed numerous inconsistencies and inadequacies in their responses, which has been hastily compiled with minimal research. I will highlight a few key points below.

The applicant's response to **question 7** in the SEPA checklist is misleading. They state 'Not at this time' when asked about future plans, yet they mention the possibility of a Short Plat in response to question 11. A Short Plat constitutes further activity and would necessitate an additional SEPA if not fully addressed in the current application. It is nonsensical to permit development without a clear future plan.

Question 8 inquiries about environmental information related to the proposal, to which the applicant vaguely refers to a 'previously completed' Drainage Report without providing the report or details of its conduct. This omission raises concerns about the potential for contaminants from the land to infiltrate Lake Easton and the Yakima River, given the property's location above these water bodies.

The applicant's response to **question 1, section c**, about soil types on the site, indicates the presence of well-drained soil with a high infiltration rate. This exacerbates the risk of contamination runoff into nearby water sources.

In **section 5**, the applicant fails to acknowledge the variety of wildlife known to inhabit or frequent the area, which was previously noted by the Department of Fish and Wildlife in past development applications. The lack of consideration for local wildlife and the preservation of our rural community's natural environment is concerning.

The current WSDOT construction project on I-90 which terminates at Exit 70 and does not include any upgrades to the overpass, includes a number of wildlife crossings which will encourage additional wildlife activity into the area. The project includes a land swap with the Wenatchee National Forest and will be rehabilitated on the north side of I90 near the Applicants parcel. There is also a horse farm directly behind the parcel at Silver Ridge Resort which needs to be considered, which might not have any influence on this proposal but may require a biology study of the general area.

The applicant's proposed measures to mitigate noise and aesthetic impacts, as mentioned in sections 7 and 10, are contradictory. They suggest maintaining a 20' buffer of trees and vegetation around the parcel's perimeter, yet also mention a 50' perimeter buffer elsewhere. This inconsistency calls for clarification on the actual buffer size and its effectiveness.

Lastly, the applicant dismisses the potential for cultural and historic impacts without proper research, despite state agencies and tribes expressing concerns in past applications. This disregard for the area's historical and cultural significance is troubling.

In summary, the application process and the county's willingness to allow land clearing and road construction without a definitive proposal is not only harmful to our community but also sets a dangerous precedent for Kittitas County and the Community Development Services department. Clearing the land is irreversible, and there are valid reasons why previous development proposals for this property have been abandoned.

After speaking to the additional stakeholders regarding this SEPA, including Fish and Wildlife, DOT, DOT Aviation and Ecology, I encourage you to read those additional comments along with the comments from the community.

Lastly, the proposed access point should not be allowed unless proper analysis has been completed to confirm it does not create additional impacts on our roads and community. A traffic study needs to be completed by the applicant to review current data, not using a multiple year-old study. Not only looking at current traffic counts and peak periods but the analysis of the snow in the winter months and the overpass which is a "one lane" pass throughout the winter months.

I appreciate you reading and taking into consideration the numerous comments made by the community, surrounding businesses and homes, along with the legal issues surrounding the SEPA checklist from Majestic Group application SE-24-0020, parcel number 778834.

All the best,

Gina and Mike Peckman

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RE: Majestic Group SEPA Application SE-24-0020

Parcel #778834

I want to voice my concerns with the application to clear the land on parcel #778834. This parcel has been attempted to develop for several years by several applicants and has been abandoned for a variety of reasons. I don't believe the county should allow a parcel of land to be cleared of all the vegetation before a plan or proposal has been created. This has the chance of affecting our community in many negative ways for the potential profits of an absentee owner. I believe this process to allow this SEPA application to move forward without the current applicant, Majestic Group LLC, having a plan or proposal with the land is a flawed process and destructive to the community.

After reading the SEPA checklist that the applicant turned into the county, I see many discrepancies and flaws in the application. They have not been researched or little time has been added to their answers. I will outline some of them below.

A. Background

7. Do you have any plans for future. additions. expansion, or further activity related to or connected with this proposal? If yes explain.

“Not at this me” is not an accurate answer. The applicant explains in the answer to question 11 “the proposal may include a Short Plat”.

A short plat would be considered further activity and if not completely addressed on this SEPA an additional SEPA will be required. As stated above, doesn't make sense to allow the development of a parcel without a future plan.

8. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.

“A Drainage Report has previously completed”

There is no attachment of such drainage report or when it might have been conducted.

B. Environmental Elements

1. Earth

c. What general types of soils are found on the site.

“The site is comprised entirely of kladnick, ashy, sandy loam. The soil belongs to Hydrologic Soil Group

A, meaning it is well drained and has a high infiltration rate”

This creates the concern for infiltration of any contaminants from this land to run into Lake Easton and the Yakima River as this property sits above both bodies of water.

5. Animals

a. List any birds or other animals that have been observed on or near the site or are known to be on or near the site.

“None observed at this time, but the site is in an area that provides habitat for many woodland species.

This is an example of absentee owners and little effort to understand the site. The previous two applications to develop this land had Department of Fish and Wildlife comment on how it will affect the local wildlife. There are dozens of species of wildlife on or near the parcel to were not mentioned. Easton is a rural community and the wildlife and preservation of such is a quality I want to keep.

7. Environmental Health

b. Noise

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

“A 20’ wide buffer of trees and vegetation around the entire perimeter of the parcel will remain untouched to provide a buffer which will help dampen the construction noise.

This statement conflicts with the answer to 4. Plants b. What kind and amount of vegetation will be removed or altered? “Trees and brush will be removed from the majority of the parcel excluding a 50’ perimeter buffer. This conflicting information which is also repeated on the answer to 10. Aesthetics c. Proposed measures to reduce or control aesthetic impacts if any: A 20’ buffer of trees and vegetation will be maintained around the entire perimeter of the parcel to reduce and control aesthetic impacts. There needs to be clarification on what the true buffer is intended to be and the effectiveness of its determination.

13. Historical and cultural preservation

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site

“No cultural or historical impacts”

Several state agencies and tribes have stated in the past two applications to develop this land that they were concerned or interested in possible historical and cultural impacts. This again shows that lack of research and care from the current applicant.

14. Transportation

a. Identify public Streets and highways serving the site or affected geographic area and describe the proposed access to the existing street system. Show on site plans if any.

“Access will be off of Sparks Road at the current “T” intersection north of Exit 70.”

The proposed T intersection has a 130’ right of way and limited access boundary on each side of the T. I believe adding another entrance/exit to the intersection without even knowing the future of this proposal is again putting the cart before the horse. This intersection needs to be studied more, the applicant is still trying to use 2019 traffic data which is flawed as by the newer traffic study done this year purchased by myself and others in the community.

In conclusion, I don’t believe this application and the county’s process of allowing land to be cleared and roads to be created without a future proposal is not only harmful for the community, but it will set a bad precedent for the future of Kittitas County and the CDS department. Once this land is cleared, there is no going back. There is a reason why so many developers have abandoned proposals on development of this property. We are tired of continuing to be the only ones to know anything about this property. I am not against development but the lack of care and attention to details has caused the community to spend lots of time and money on such. It is a waste of CDS’s time as well and could be mitigated with better organization of historical data.

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June, 27,2024

RE: Majestic Group SEPA Application SE-24-0020
Parcel # 778834

Fortunately, the law allows for public comment and requires the reviewer of a SEPA to review those comments and request the Applicant to provide information which may be more accurate, detailed or not included in their application as necessary. An applicant does not always have firsthand information on the parcel the SEPA is submitted for. Often times the applicant is an absentee owner and makes little if any effort to provide complete or accurate information on the SEPA application. Please review the following comments and included documents previously provided for record, which address concerns on the Applicants parcel.

Parcell # 778834 has a recent history of applications which have been abandon by the applicants for those proposals. SEPA's for those applications included actual development of the parcel which this application clearly does not. Many of the elements of SE 18-00008, SE-19-00014 and SE-23-00010 have important information. I am attaching comments made by public agencies on the previous SEPA applications, which are relevant and should have been included in the Applicant's current application. While the current SEPA clearly does not include actual placing of buildings or infrastructure there is much more information the current applicant should have included. The current parcel owners are the same owners. with a different LLC, who submitted SEPASE-23-00010 under the Mountview Group name. The current parcel owners obviously have additional information in their possession which should have been included in this SEPA. SEPA- SE 23-000-10 was appealed to the Hearing Examiner and remanded back to the County, at the County's request. The County had not requested a hydrology study to determine impacts development would have on an Aquafer Recharge area in a designated wellhead protection zone.

I offer the following comments and attachments for your review. I understand that this application is only for Forest Practices, clearing and constructing an access road. I have no objection to that activity. I do however object to the lack of full and accurate provided by the Applicant, and the County's acceptance of the SEPA check list as provided by the applicant.

A. Background

7. Do you have any plans for future. additions. expansion, or further activity related to or connected with this proposal? If yes explain.

"Not at this time" is not an accurate answer. The applicant explains in the answer to question 11 "the proposal may include a Short Plat". A short plat would be considered further activity and if not completely addressed on this SEPA an additional SEPA will be required.

8. List any environmental information you know about that has been prepared, or will be prepared directly related to this proposal.

“A Drainage Report has previously completed” A drainage report is not part of documents submitted with this application. I do not see any reference to the location author or date of such a document for review by the Lead Agency reviewer or public comment.

10. List any government approvals or permits that will be needed for your proposal, if known.

“An Access Permit and Grading Permit from Kittitas County will be needed”. There are additional permits required for activities proposed. A Forest Practices Permit is required for the logging activity. A storm water permit may be required depending on the amount of ground disturbance and clearing. WSDOT may have requirements for the proposed driveway access from Sparks Road. See attached comments from WSDOT for previous SEPA application.

B. Environmental Elements

1. Earth

c. What general types of soils are found on the site.

“The site is comprised entirely of kladnick, ashy, sandy loam. The soil belongs to Hydrikgc Soil Group A, meaning it is well drained and has a high infiltration rate” The applicants answer to this question is incomplete – due to the high filtration rate and the shallow bedrock on that parcel any infiltration in the soil flows in to Lake Easton. Extra precautions should be required to avoid contamination from machinery and equipment used for site work. A written plan should be in place to prevent such incidents. Materials should be kept on site to mitigate any spills or leaks that do occur. Infiltration may not be an issue at the time of an incident but given the amount of snowfall and spring melt contaminates will easily make their way to the bedrock and eventually into the waters of Lake Easton and eventually the Yakima River.

h. Proposed measures to reduce or control erosion, other impacts to the earth if any.
Refer to my comments above regarding mitigation for spills and leaks.

3. Water

a. Surface

See comments above regarding infiltration and possible contamination to Lake Easton.

b. Ground

1. Will Groundwater be withdrawn from a well for drinking or other purposes? ***

“No ground water is proposed to be withdrawn from a well for drinking water or other purposes.”

The answer to this question is not accurate. The activities – logging, clearing, grading and road building will very likely require dust control measures. I do believe water is generally used for that purpose.

Given the issue with high soil infiltrating rates the use of chemicals for dust control should not be allowed. Other than private wells the only sources of water for such application in the Easton area would be surface water withdrawals, which are not indicated on this SEPA, private wells or the Easton Water District wells. The Applicant’s parcel is not in the Easton Water District and would require specific permission to access that water source.

c. Water Runoff (including stormwater)

1. Describe the source of runoff (including storm water) and method of collection and disposal, ***
The Applicants answer to this question is very confusing - ***

“A level 1 downstream analysis was conducted and the field inspection revealed that there is inadequate storm drain system in place to handle any water that runs into the system”. I am surprised to read that there is a storm water system in Easton. Providing urban services in a Rural area is prohibited by the Growth Management act and the County’s Comprehensive Plan. I believe the Applicant is intentionally providing false information. I believe that the County is obligated to confirm the existence of such a system. Again, due to the soil type and bedrock level associated with the Applicants parcel any reliance on the high infiltration rate must be carefully studied to prevent unintended consequences.

5. Animals

a. List any birds or other animals that have been observed on or near the site or are known to be on or near the site.

“None observed at this time, but the site is in an area that provides habitat for many woodland species.” In other words, if you don’t see it in a short visit, it isn’t there. There is very long list of wild life that can be observed on the Applicants parcel and in the general area of that parcel. I will give the Applicant and you as the planner a list of birds and animals I have seen on or near the site. I have actually seen and photographed most of the animals listed here on my property a short distance from the Applicant’s parcel There are some birds and animals I do not know by name but are present in close proximity. Deer, Elk, Bear, Cougar, Bob Cat, Coyote, Skunk, Raccoon, Douglas Squirrel, Western Gray Squirrel, Ground Squirrel, Gopher, Vole, Mole, Rabbit, Hare, Salamander, Alligator Lizard, Newt, frogs Sun Boa, Gopher Snake, Pelated Wood Pecker, Blue Jay, Red Headed Woodpecker, Downey Woodpecker, occasionally an Eagle or Osprey, Band tail Pigeon, Turkey, Quail, Grouse, Northern Flicker, Robin, Thrush, Grosbeak, Sparrow, Starling, Nuthatch, Dark Eyed Janko, Humming Bird, Black-capped Chickadee, Gold Finch, Wren, Crow, Turkey Vulture, Kestrel, Red Tailed Hawk, Coopers Hawk, Butterflies along with numerous insects, spiders and other food sources for other animals.

The current WSDOT construction project on I 90 which terminates at Exit 70, directly adjacent to the Applicants parcel, includes a number of wildlife crossings which will encourage addition wildlife activity in the area. That project includes a land swap with the National Forest. The property on Easton Hill that currently accommodates both east and west bound traffic on I 90 will be rehabilitated and become a part of the Wenatchee National Forest there by creating additional habitat on the North side of I 90 in close proximity to the Applicants Parcel. I am sure that information will not have any influence on this Proposal but it may require a biology study of the general area for future development.

c. Is the site part of a Migration route.

Please see **attached WDFW comments** on a previous development proposal for this parcel.

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

“None”

Please see **attached WDFW comments** on a previous development proposal for this parcel.

7. Environmental Health

a. Are there any environmental health hazards *** 3., 5

Please refer to my comments at B. Environmental Elements. 1. Earth c. What general types of soils are found on the site.

b. Noise'

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

"A 20' wide buffer of trees and vegetation around the entire perimeter of the parcel will remain untouched to provide buffer which will help dampen the construction noise". This statement conflicts with the answer to 4. Plants b. What kind and amount of vegetation will be removed or altered? **"Trees and brush will be removed from the majority of the parcel excluding a 50' perimeter buffer"**. This conflicting information which is also repeated on the answer to 10. Aesthetics c. Proposed measures to reduce or control aesthetic impacts if any: **"A 20' buffer of trees and vegetation will be maintained around the entire perimeter of the parcel to reduce and control aesthetic impacts"**. There needs to be clarification on what the true buffer is intended to be and the effectiveness of its determination.

8. Land and Shoreline use

a. What is the current use of the site and adjacent properties. Will the proposal affect the current land uses on nearby or adjacent properties. If so, describe.

The Applicants description of adjacent properties is **incorrect**. The property directly to the north of the Applicants parcel is Parcel # 768834 is State of Washington (AG WSU Trust) has a Rural Conservancy, Aquatic designation. See attached Property Report. That property is not part of Easton State Airport. The property directly east of the Applicants parcel consists of several parcels which together operate as Silver Ridge Ranch. Silver Ridge Ranch is a long-established campground with several guest facilities which have been refurbished and updated in the recent past. There is also a WSDOT easement on the Silver Ridge Ranch Property along the Applicant's east boundary allowing access to Easton State Airport, see **attached WSDOT comments dated May 23, 2023. Attached WSDOT comments** also describe the right of way owned by WSDOT which adjacent to the west boundary of the Applicants parcel. Sparks Road also abuts the Applicants parcel on the west boundary. Access to Silver Ridge Ranch directly abuts the south extent of the Applicant's Parcel.

b. Has the project site been used as working farmlands or working forest lands? **"No/None"**

The Applicants parcel has historically been used as a farm with a home as well as forest land. There was a FPA in the recent past which the previous owner used to remove most of the marketable timber.

c. Describe any structures on the site.

"None" There are no actual structures on site currently. There are the remnants of a well head left when the well house collapsed in the recent past. That well must be decommissioned properly if that has not been addressed previously. The Applicant's parcel is located on a portion of two well head protection areas per **attached comments from Deborah Johnson DOH, November 15, 2019.**

10. Aesthetics

c. See comments for 7. Environmental b. noise 3 regarding buffer areas.

13. Historical and cultural preservation

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site.

“No cultural of historical impacts” I do not find the description of the Applicants methods to assess potential impacts to cultural and historic resources on or near the site. Does the Applicant think that they are not actually required to provide requested information. If the Applicant does not provide information as required, it is the County’s obligation to request acceptable information or withhold determination of the SEPA until such time acceptable information is received and reviewed. Public comments should not have to fill in information withheld by the Applicant. **Please see attached comments from Sydeny Hanson Transportation Archaeologist with State of Washington Archaeology and Historic Preservation** regarding the potential for archaeological resources dated November 15, 2019. The comments refer to a previous (but abandoned) proposal for the Applicants parcel.

D. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbances to resources.

“Not applicable” Given the statement referenced above at c. I believe there should be a statement that will describe measures for preservation of any archaeological or historical resources unearthed or discovered during the Applicants operations to build a road and clear timber and brush.

14. Transportation

a. Identify public Streets and highways serving the site or affected geographic area and describe the proposed access to the existing street system. Show on site plans if any.

“Access will be off of Sparks Road at the current “T” intersection north of Exit 70.” The “T” intersection is actually north and east of exit 70. **See WSDOT comments, dated May 10, 2023**, regarding right of way and limited access boundary, which may interfere with the Applicant’s proposed access location.

Attachments below address several items of value for evaluation of the Applicant's SEPA application. There are obviously proposals which are not included in this request, but there is also much information that should be used to evaluate information provided by the applicant. It appears the applicant believes it is only necessary to put words on paper and receive a positive outcome to their request. Please see the attached letter from the Applicant to the Hearing Examiner regarding his most recent SEPA Application. The evaluation of this SEPA should be done with an open mind and have substantial information from Kittitas County Code and Washington State Law before a decision is made. I am requesting to be notified of additional activity which is associated with this Application

Thank you for your attention to the importance of detail and honesty.

Respectfully,
Marge Brandsrud
dmbrandsrud@comcast.net



Mountview letter to
Hearing Examiner.pdf

From: [Downes, Scott G \(DFW\)](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [Torrey, Elizabeth M \(DFW\)](#)
Subject: RE: SE-18-00008 Sparks Park - Notice of Application WDFW Comments
Date: Tuesday, August 31, 2021 10:21:09 AM

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.

Rachael,

Thank you for sending over the additional documents (road plan and the drainage report) for review. Here are WDFW comments:

1. The area is located in WDFW PHS designated Elk Wintering Area. While the road itself may not have significant impacts to the habitat, the road is likely to lead to future development (even mentions likely future development in the drainage report). The entire plan (road and future development) needs to be evaluated together and how the habitat impacts potentially can be offset. If only the road is being evaluated now, WDFW requests that at least a placeholder to acknowledge the designated PHS habitat and a condition that the applicant must work with WDFW to minimize impacts for future development and mitigate for those habitat impacts that cannot be minimized.
2. Drainage, similar comment on evaluating overall impacts. The drainage report indicates that subsequent development is likely to follow the road building, however is only evaluating the impacts of removed trees and impervious surfaces for the road. A drainage report should not be piecemealed and the entire development of the site should be evaluated for runoff impacts. Drainage from this property is likely to flow through I-90 culverts towards Lake Easton and it is important to evaluate if those culverts are adequately sized and thus a drainage report needs to evaluate all planned activities that will result in land clearing and building of impervious surfaces to adequately evaluate impacts. Thus, WDFW believes that the conclusion of the drainage report: "The project will not add significant runoff to the existing drainage system" is premature and possibly inaccurate until a full drainage report for all planned activities is conducted.

In conclusion, WDFW believes that this road building needs to be combined with environmental review of the other planned development of the parcel to accurately evaluate impacts to both PHS wildlife habitat and potential drainage issues to areas like Lake Easton.

Thank you. If you have any questions, my contact information is below. Scott

Scott Downes

Fish & Wildlife Habitat Biologist

Washington Department of Fish and Wildlife Region

3 Habitat Program

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Allyson Brooks Ph.D., Director
State Historic Preservation Officer

August 26, 2021

Rachael Stevie
Planner I Kittitas
County
411 Ruby St. Suite 2
Ellensburg, WA 98926

In future correspondence please refer to:

Project Tracking Code: 2021-08-05769

Property: Kittitas County_Sparks Park Commercial Access Road (SE-18-00008) Re:
Survey Requested

Dear Rachael Stevie:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

Should you have any questions, please feel free to contact me. Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is written in a cursive style with a long horizontal line extending to the right.

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

November 15, 2019

Chelsea Benner
Planner I
Kittitas County Community Development Services
411 N Ruby St, Ste 2
Ellensburg, WA 98926

In future correspondence please refer to:
Project Tracking Code: 2019-11-08668
Property: Kittitas County_Easton Love's Travel Stop Construction Project Re:
Survey Requested

Dear Chelsea Benner:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. A desktop review of our Statewide Predictive Model has identified the proposed project area as having high potential for archaeological resources. This is due, in part, to the proposed project location's proximity to a fresh water source (the Yakima River). Additionally, several previously recorded archaeological sites and historic trails are in close proximity to the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson
Transportation Archaeologist

(360) 586-3082
Sydney.Hanson@dahp.wa.gov

State of Washington • **Department of Archaeology & Historic Preservation**

P.O. Box 48343 • Olympia, Washington 98504-8343 • (360) 586-3065

www.dahp.wa.gov



From: [Early, Shane \(DNR\)](#)
To: [Rachael Stevie \(CD\)](#)
Cc: [MAUNEY, MARTY \(DNR\)](#); [YOUNG, BRENDA \(DNR\)](#); [KELLER, ERIC \(DNR\)](#)
Subject: RE: SE-18-00008 Sparks Park - Notice of Application
Date: Thursday, August 12, 2021 9:01:06 AM
Attachments: [image002.png](#)
[image003.png](#)

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.

Good morning,

Washington Department of Natural Resources (DNR) would like to express our appreciation for the opportunity to provide comments on this project (Sparks Park). Based on a cursory review of the project area, previous Forest Practices Applications (FPA's), and information included on the SEPA checklist, the DNR would like to note that the removal of trees as part of the ground actions will require an approved Class IV-General FPA, prior to timber harvest and removal of stumps. These actions constitute the conversion to non-forestry, which requires SEPA review, thus the SEPA determination issued by Kittitas County will be utilized for any future FPA submitted to the DNR.

Please let me know if there are any questions regarding these comments, and again thanks for the change to weigh in.

Shane

Shane Early

Forest Practices Coordinator Southeast
Region

Washington State Department of Natural Resources (DNR)

☎ (509) 925-0948

✉ shane.early@dnr.wa.gov

www.dnr.wa.gov

Please consider whether you can save paper by not printing this message.



WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES

From: Jessica Lally
To: Rachael Stevie (CD)
Cc: Corrine Camuso; Hanson, Sydney (DAHP)
Subject: Re: SE-18-00008 Sparks Park - Notice of Application
Date: Thursday, August 19, 2021 11:18:17 AM
Attachments: image001.png

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.

Hi Rachael,

Yakama Nation CRP requests a survey. This is located in a high probability area with archaeological resources in close proximity. It is an area known and previously documented as having high intensity ancestral use.

Thank you.

Jessica Lally
Yakama Nation Archaeologist
Cultural Resources Program
509-865-5121 x4766

From: Rachael Stevie (CD) <rachael.stevie.cd@co.kittitas.wa.us>

Sent: Thursday, August 12, 2021 8:34 AM

To: Pat Nicholson; Ryan McAllister; Kim Dawson; George Long; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Stacey; Candie Leader; Jessica Lally; John Marvin; Environmental Review; SEPA Unit; DOE - gcle; White, Lori (ECY); formerorchards@ecy.wa.gov; WDFW - Scott Downes; WDFW - Jennifer Nelson; Torrey, Elizabeth M (DFW); 'SEPA (DAHP)'; James E Brooks Library - Jorgenja; James E Brooks Library - Nelmsk; Mike Flory; Jeremy Larson; Steph Mifflin; Mau, Russell E (DOH); brietta.carter@dph.wa.gov; rivers@dnr.wa.gov; shane.early@dnr.wa.gov; sepacenter@dnr.wa.gov; Allison Kimball (brooksideconsulting@gmail.com); (tribune@nkctribune.com); Terry Hamberg; Megan Woodruff; legals@kvnews.com; deborah.j.knaub@usace.army.mil; Hendrix, Leah D; mark.a.gradwohl.civ@mail.mil; Kimberly.peacher@navy.mil; Lynn.Harmon@PARKS.WA.GOV; simonettam@eastonsd.org; kdkistler@bpa.gov; klarned@fs.fed.us; 'Jacob Prilucik'; Jeff Kozma; Jim Matthews; Holly Barrick; eric.keller@dnr.wa.gov

Subject: SE-18-00008 Sparks Park - Notice of Application

Chelsea Benner

From: Johnson, Deborah L (DOH) <deborah.johnson@doh.wa.gov>
Sent: Friday, November 15, 2019 3:53 PM
To: Chelsea Benner
Cc: Smits, Brenda M (DOH); Mau, Russell E (DOH); wrightp@wsdot.wa.gov; elkhornanderson@gmail.com; eric@sunriseresorts.com
Subject: Comments- SE-19-00014 Love's Travel Stop (SEPA #201906514)

Hello,

Thank you for the opportunity to review and comment on the [SEPA consultation](#) for the proposed Love's Travel Stop facility at Easton. We have the following comments on the project:

The current Kittitas County CAO states that "No critical aquifer recharge locations have been identified in Kittitas County" (KCC 17A.08.010). Wellhead protection areas are listed under critical aquifer recharge areas in the CAO (KCC 17A.08.025), but the listed cross-reference is to a section regulating the placement of new drinking water wells (KCC 13.20.040). It does not address protections for existing drinking water supplies as new development occurs within wellhead protection areas. The County has had a CAO update in the pipeline for some time now, & it's our understanding that the latest draft (Nov. 2018?) would designate wellhead protection areas as a form of critical aquifer recharge area, consistent with [WAC 365-190-100\(4\)\(b\)\(iii\)](#). At this time, the SEPA checklist is correct in indicating no identified critical aquifer recharge areas (Q. B.8.e).

Please be aware that a small portion of the site is overlain by portions of two wellhead protection areas associated with the following Group A public water systems:

Easton Water District, 10-year time of travel, Source #2, Well #2 AFT391 (Village)

Lake Easton Resort, assigned time of travel, Source #1, Well #1 AFL866



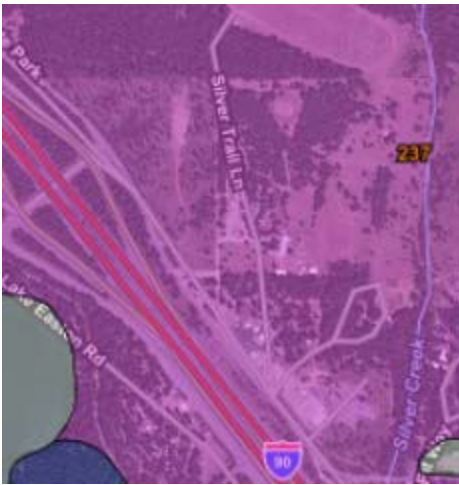
Map source: <https://gis.co.kittitas.wa.us/compas/default.aspx?pid=778834>
<https://fortress.wa.gov/doh/swap/index.html>

Map source:

Additionally, NRCS shows a hydrologic soil group rating of “A” for this entire area, indicating highly permeable soils.

237=Kladnick ashy sandy loam, 0 to 3 percent slopes

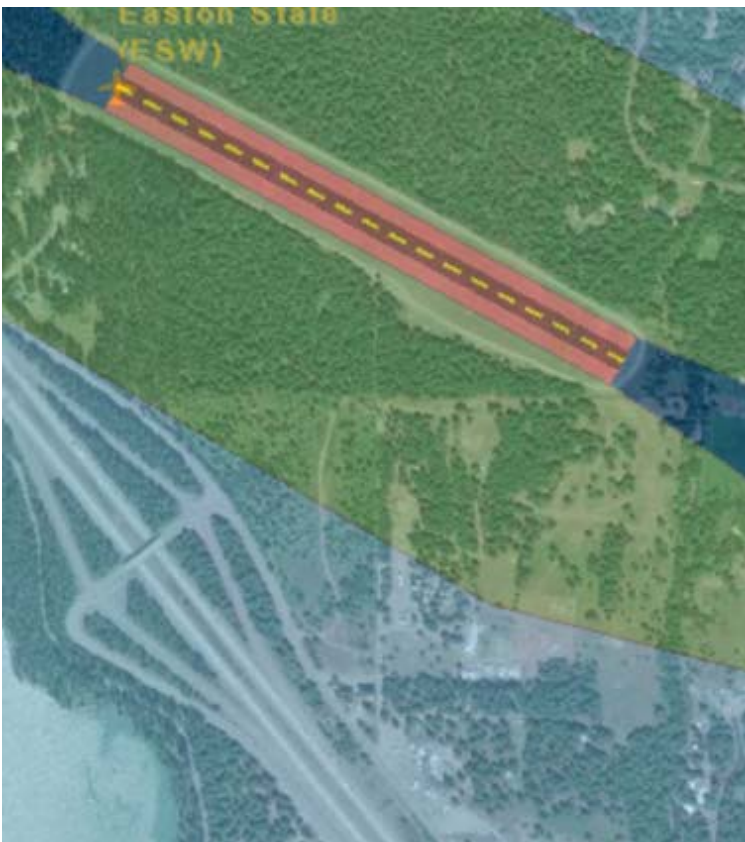
Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.



Map source: <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

By its nature, a Love's facility involves underground fuel tanks, on-site fueling, a large impervious surface field, & the probability of petroleum waste in surface water (noting that stormwater infiltration is proposed). The SEPA checklist indicates a collocated tire shop but does not mention the commercial truck oil change facilities found in some locations. It appears that Love's tire shops also routinely include [other maintenance facilities & services](#). It isn't clear whether [retreading](#) is proposed on site. The SEPA checklist also indicates the use of a large on-site system which, depending on siting & maintenance, can potentially pose wellhead protection concerns. As development review progresses, please give appropriate regard to the need for wellhead protection in this area irrespective of critical area applicability.

As an additional public health & safety consideration, please also note that the site is bisected by the transitional (green) & horizontal (light blue) surfaces associated with the Easton airport. This is not within DOH's purview; please contact WSDOT Aviation to identify any land-use restrictions this may pose. Their planner, Patrick Wright, is cc'd here or call 360-709-8019.



Map source:

<https://www.wsdot.wa.gov/data/tools/geoportal/?config=airport>

###

This concludes our comments. Please let me know if you have any questions or need additional information.

For distribution of future SEPA notices, please note that our email is SEPA.reviewteam@doh.wa.gov.

Please also send notifications to our regional planner for your area, [Brenda Smits](#) (cc'd here).

Deborah Johnson

Wellhead Protection
Specialist Office of
Drinking Water
Environmental Public
Health Division
Washington State
Department of Health
deborah.johnson@doh.wa
.gov
360-236-3133 | www.doh.wa.gov





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 •
509-575-2490

May 10, 2023

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

RE: 202301967, VA-23-00003

Dear Jeremiah Cromie:

Thank you for the opportunity to comment on the Mitigated Notice of Application for the Sparks Park Variance, Easton Truck Stop. We have reviewed the application and have the following comment.

WATER RESOURCES

Dust Control from a Well

If you plan to use water for dust suppression at your project site, be sure that you have a legal right. In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing

water right holder.

If you have any questions or would like to respond to these Water Resources comments, please contact Christopher Kossik at (509) 379-1826 or email at christopher.kossik@ecy.wa.gov.

TOXICS CLEANUP

Installation of new underground storage tanks must meet the requirements of the state underground storage tank regulations (Chapter 173-360A WAC). All new tanks and piping must have double-wall.

Jere
miah
Crom
ie
May
10,
2023

Page 2 of 2

construction and be interstitially monitored for releases. Copies of these regulations and required forms are available from the Department of Ecology by calling (360) 407-7270 or toll-free in state 1-800-826-7716.

<http://app.leg.wa.gov/WAC/default.aspx?cite=173-360A>

<https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Underground-Storage-Tank-checklists-forms>

A notice of intent to install tanks must be filed with Ecology at least 30 days prior to installation. Within 30 days after coming into service, the tanks must be registered with the Department of Revenue's Business License Service on a state notification form. <https://dor.wa.gov/sites/default/files/2022-02/700041.pdf>

<https://apps.ecology.wa.gov/publications/SummaryPages/ECY02095.html>

The supervisor on-site during the installation must be licensed by passing an exam administered by the International Code Council. www.iccsafe.org

New tanks and any connected piping must be protected from corrosion by either a cathodic protection system, or by being constructed or coated with a non-corrosive material such as fiberglass. An acceptable method of leak detection must be employed, and the tanks must be equipped with spill prevention and overfill protection equipment.

Stage I vapor recovery equipment is required on all new gasoline dispensing facilities with a total gasoline nominal storage capacity greater than 10,000 gallons.

Other local permits may be required for the installation or permanent closure of underground storage tanks. Contact your local fire marshal and planning department to procure any permits required by county or other local jurisdictions.

Please contact Mike Webb, Underground Storage Tank Inspector, at (509) 406-6572 or email mike.webb@ecy.wa.gov, for further information or to schedule your initial sampling.

Sincerely,

Lucila Cornejo

Lucila Cornejo SEPA Coordinator,
Central Regional Office (509) 208-4590
crosepacoordinator@ecy.wa.gov

411 North Ruby Street, Suite 1 TEL (509) 962-7523
Ellensburg, WA 98926
7663

FAX (509) 962-



**Washington State
Department of Transportation**

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

May 10, 2023

RECEIVED

Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Attention: Jeremiah Cromie, Planner II

Subject: VA-23-00003/SE-23-00010 - Sparks Park
I-90 Exit 70 Lt., Easton State Airport vicinity

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to two WSDOT owned and operated facilities, the Interstate 90 (I-90) West Easton interchange (Exit 70) and the Easton State Airport. WSDOT has acquired all access rights to I-90, including the on- and off-ramps, and along 130' of W Sparks Rd. and 130' of Sparks Rd. Our right-of-way records indicate there is an approximately 110' wide break in our limited access control along Sparks Road at the easterly terminus of the Exit 70 crossroad. The proposed driveway can be allowed; however, the driveway must be located entirely within this break and the connection shall not cross the existing limited access boundary.

Further, the proponent is required to dedicate additional access rights to the department along the proposed driveway a distance of 130' beginning at the centerline intersection of the Sparks Road/Exit 70 crossroad intersection. The proponent should contact Mark Kaiser of the WSDOT South Central Region office at (509) 577-1668, for specifics.

- WSDOT Aviation has reviewed the application and found no land use compatibility issues with the Easton State Airport. The proposed development falls within compatibility Zone 6 in which service stations are permitted. However, we are concerned about continued access to the airport. WSDOT has an existing access easement over Silver Ridge Ranch Road, which is the

sole point of access to the airport. This road shall not be obstructed in anyway and must remain available to WSDOT.

- The Federal Aviation Administration (FAA) requires notification for this development (see attached FAA assessment tool results). The proponent must use forms 7460-1 and 7460-2, which can be accessed and completed electronically here: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

P:\459005\DEVREV\SR90\2023_090_002_KittCo_VA-23-00003_Sparks_Park\KittCo_VA-23-00003_Sparks_Park.docx

Jeremiah Cromie – VA-23-00003/SE-23-00010 - Sparks Park

May 10, 2023

Page 2

- Any proposed buildings, landscaping, or other improvements will need to comply with certain height restrictions. The proponent is encouraged to contact David Ison, of the WSDOT Aviation Division at (360) 709-8028 for specifics.
- The proponent should be aware, they are proposing commercial development in an area that receives significant snow fall during winter months. Snow removal and winter operations along the I-90 corridor is an ongoing issue for WSDOT. We encourage the proponent to not underestimate the potential for significant delays and/or temporary highway closures due to snowfall and winter road conditions.
- WSDOT has long-range plans to widen I-90 to six lanes in the project vicinity. The plans are only preliminary, and no alternatives have been selected. If at some point funding is procured, the applicant should anticipate traffic delays and detours due to construction-related activities to last multiple construction seasons.
- Any proposed lighting must be directed down towards the site and away from I-90 and the airport.
- Finally, any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. Please contact Trevor McCain of the WSDOT Headquarters Traffic Office for specifics. He can be reached at (360) 705-7282.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,



Paul Gonseth,
P.E. Planning
Engineer

Enclosures

PG:jjp/mnk

cc: SR 90, File 2023_002
Mike Krahenbuhl, Area 1 Maintenance Superintendent
David Ison, Airport Land Use Planner

Final attachment
Kittitas County Public Works Comments PDF document



VA-23-00003 Sparks
Park KCPW Plan Revi



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

June 27, 2024

Bradley Gasawski
Planner I
Kittitas County
411 N. Ruby St; Suite 2
Ellensburg, WA 98926

In future correspondence please refer to:
Project Tracking Code: 2024-06-04572
Property: Kittitas County_Majestic Group Parcel Development (SE-24-00020)
Re: Survey Requested

Dear Bradley Gasawski:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).



Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending to the right.

Sydney Hanson, M.A.
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov





State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

June 27, 2024

Bradley Gasawski
Community Development Services
Kittitas County
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON SE-24-00020 MAJESTIC GROUP SEPA

Dear Mr. Gasawski,

Thank you for the opportunity to comment on the Majestic Group LLC's proposed project on parcel 778834, near Lake Easton and Interstate 90's Exit 70. The Washington Department of Fish and Wildlife (WDFW) is familiar with the project area and we've reviewed the application materials available on file. The SEPA checklist and Notice of Application mention the need for a Forest Practice Application (FPA) as well as grading and fill associated with an access road, but there are no site plans or specific information available to evaluate the project for environmental impacts.

Based on information in the SEPA checklist, it appears there may be plans to subdivide the property and/or further develop the lot, but the SEPA is not clear that this is part of an overall phased approach. WDFW is concerned that the entire proposal has not been presented such that we can provide a complete review of possible impacts to fish, wildlife, and their habitats. Future actions associated with or dependent upon this access road should be included in this environmental review per [WAC 197-11-060 \(3\)\(b\)](#). Questions A.6. and A.7. within the SEPA checklist describe future plans while also stating there are no future plans. The checklist also leaves open the chance that this proposal may include a short plat process. With no site plans or specific information, it is nearly impossible to review the project for all environmental impacts as is intended in the State Environmental Policy Act.

WDFW offers the following recommendations so we can provide adequate review of this proposal:

- Provide an overall site plan for a complete project, including phased developments and actions.
- Provide the Drainage Report referenced in Question A.8. of the SEPA checklist. The application materials indicate that there are no developments on the property, and later state that an existing storm drain system (referenced in Question B.3.c.1) is sufficient to handle runoff. WDFW is concerned about potential impacts to Lake Easton and the fish life present if surface water runoff and/or groundwater interactions could impact the water quality as property is in a Type 1 Critical Aquifer Recharge Area.

- Complete a critical areas study to evaluate the property for all critical areas so they can be properly identified and protected or mitigated for per KCC 17A. WDFW's PHS online mapper clearly shows the project area is within designated Elk Winter Range, a Fish and Wildlife Habitat Conservation Area. Clearing nearly the entire lot may negatively impact elk and other wildlife present on or near the site, which requires mitigation per KCC 17A.01.100. Any future developments are also likely to have impacts to elk winter range.
- The project site is near the easternmost I-90 Connectivity Emphasis Area (CEA) identified to enhance ecological connectivity as part of the WSDOT I-90 East Project. Understanding the proposed project as a whole will be important for evaluating how it may impact wildlife connectivity through this CEA and the ability for wildlife to migrate through the area.

The project, as presented in the materials available online for review, is not well defined enough to provide meaningful environmental review or site-specific recommendations to ensure no net loss of critical areas functions and values.

Thank you for the opportunity to comment and for the County's commitment to protect critical areas. Please let me know if there are any questions about our comments; we look forward to working together on this project and would welcome the opportunity for a site visit. I can be reached by phone at (509) 961-6639 or email at Jennifer.nelson@dfw.wa.gov.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson".

Jennifer Nelson
Fish and Wildlife Biologist

From: Kraig and Ann Marie McLeod, Owners of Silver Ridge Ranch
To: Kittitas County

Silver Ridge Ranch (SRR) is located directly behind the proposed truck stop location and our entrance is adjacent to the proposed truck stop. Noise, aesthetics, lighting, traffic, parking, air quality, horse and animal wellbeing, crime, pollution, and general access will have a devastating effect on our business. A business that was intended, per land use, and has been a part of the community for decades.

The proposed truck stop will create a large cement pad three times the size that is allowed on the current surface. The landscape plan is inadequate, and our guests direct view to the truck stop would all but stop guests from returning.

Our guest expectations are to have a unique outdoor experience including but not limited to enjoying a quiet and tranquil vacation, riding their horses, sitting next to a campfire, enjoying the lodge and RV sites with friends, hosting family reunions and weddings, and the enjoying the great outdoors. This proposed truck stop would have a complete negative effect to our guests experience and to our business.

Their request for a variance that would more than double the allowed impervious soil coverage and retail area is more than excessive and does not maintain the intended rural character of the area.

The incompatibility of the proposed development and our long-term history of recreation cannot coexist as adjacent neighbors.

Silver Ridge Ranch as an outdoor recreation area will have to deal with the following unmitigated issues; all of which will have a negative effect on our guests, horses, and wildlife in general.

Light and glare, this will be most disturbing at night as customers generally enjoy the sky while watching the stars.

Air quality, the continual emissions from the truck stop via exhaust and fuel vapor could have long term health effects on patrons and wildlife, not to mention quality of life issues.

Water and water run-off contamination, since Silver Ridge Ranch is adjacent to this property, could pose a major risk to both our guest's horses and the general condition of our property.

Noise: We have all visited truck stops in our travels and have heard the 24-hour continual noise levels that these operators emit. Our activities will be severely affected by this issue. People will not be able to sleep at night, horses will be on edge, guests constantly subjected to the noise will seriously hinder the enjoyment of their vacation.

Access &Traffic

The ingress and egress for truck and vehicles visiting the truck stop along with the impact on public safety and flow on and off the freeway and Sparks Road, will create heavy traffic and congestion. Our facility has RV and horse trailers using the area now along with the resorts on the south side of the freeway. Guest transporting horses will no longer want to risk the danger this will impose. With thousands of more vehicles and trucks in additional traffic, volume will be added to this interchange. This will turn into gridlock all seasons of the year. When it does become gridlock either because of excessive traffic or illegal parking our guests will find another resort to visit.

Due to all these issues listed, this facility will have a devastating effect on our established business. Silver Ridge Ranch fits the current permitted use for the area.

This area promotes recreation, and it should continue to be promoted as Easton has the charm and beauty that many outdoor enthusiasts enjoy. If this variance is granted to an entity that does not fit into the general land use plans for Easton, the long-term effects will devastate its rural character. There are many more suitable areas for a truck stop that would fit into those areas general plan. Easton has had a long history of recreation and that should continue.

To: Bradley Gasawski
Planner 1
Kittitas County Community Development Services
411 N. Ruby St. Suite 2
Ellensburg, WA 98926
Email: Bradley.gasawski@co.kittitas.wa.us

06/27/2024

Re: Majestic Group SEPA Application SE-24-0020, Parcel #778834

I would like to bring to your attention the inadequate responses to this application throughout the document. The answers lack both quantity and quality to the point that the application does not provide a clear picture of impacts to the Easton Community.

The request for this parcel to clear the land of all vegetation without a development plan is deceptive and should not be allowed. This limited amount of land use planning opens the door for future development that does not align or mix well with Easton's recreational community. Limited planning would have negative impacts on the community of Easton's abundant wildlife, camping, year round recreational activities and recreational businesses. Negative impacts would also be felt by residents that reside in our historically walkable pedestrian trafficked community.

Clearing the land of all vegetation in an elk migration/living environment will impact the high amount of elk and various wildlife creatures that live and thrive in the Easton area. Exit 70 Easton has a historic underpass on I90 where elk, other animals and pedestrians have crossed historically from the north side of I90 to the south side of I90 in Easton since I90 was originally built.

Additionally, WSDOT is constructing another wildlife crossing on the Easton Hill that will create more migration of animals directly through this area. We all have multiple bull elk and cows standing in our yards on both side of I90 north and south. I have seen herds of elk run across I90 here in Easton near both exit 70 and exit 71.

I would like to provide further insight on the following application in response to section 12 Recreation and section 13 Historic and cultural preservation.

Responses provided on the application were not adequate and do not indicate how parcel #778834 resides in the middle of the Easton recreational hub. Easton in most of its entirety is a recreational and high pedestrian trafficked community residing at the base of the Cascade Mountain Range.

Section 12 Recreation:

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

The site borders State land and the Silver Ridge Ranch both of which have multiple recreational uses, such as hiking, camping, horse riding, snowmobiling, etc.

The Community of Easton is the gateway to the Cascade Mountains and the Alpine Lakes Wilderness area. Easton has extensive recreational activities of all types (hiking, horseback riding, bicycling, snowmobiling, snowshoeing, cross country skiing, paddle boarding, canoeing, boating, camping, recreational retreat facilities, Lake Easton Washington State Park, US Forest Service camping and 4x4 roads, Lake Easton RV Resort, Silver Ridge Ranch, Double K Ranch and more). Majority of Easton's entire community revolves around recreation activities and access to the Cascade Mountains through hiking trails and forest service roads.

See attached map of Easton Winter Sports depicting Exit 70 directly in the vicinity of parcel #778834. See attached map of North Central Cascades Depicting Exit 70 at the bottom of the map near Lake Easton State Park that shows the vast access to the Cascade Mountain trail system that runs through to the North Cascades National Park, etc. all accessed off of Exit 70 forest service road 4818 that is in the

direct vicinity of parcel #778834. See attached map depicting Easton Exits 70 and 71 and trails, recreational activities all in the vicinity of parcel #778834. See attached map of Lake Easton Sno-Park Groomed Trail System off Exit 70 in the vicinity of parcel #778834. See attached picture of snowmobile sign on Sparks Rd. in front of parcel #778834 depicting a snowmobile riding route on the Sparks County Rd. directly in front of this parcel.

- a. Would the proposed project displace any existing recreational uses? If so describe.

There is no existing permitted recreation use associated with the property.

Current winter recreational snowmobile groomed trail that runs down Sparks Rd. directly in front of parcel #778834 will have direct impacts with involving winter recreationalist snowmobilers riding on Sparks Rd. as depicted by Snowmobile Speed Limit Signs of 25 miles per hour and snowmobile depicted signs located on Sparks Rd. in the vicinity of parcel #778834. There is also recreational walking paths that go directly in front of parcel #778834 that the Community of Easton utilizes for pedestrian foot traffic to travel to and from the ParkSide store and restaurant, for food, meals, etc.

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

No Impacts on recreation opportunities.

Recreational activities will be impacted big time off Exit 70 near parcel #778834. During winter snows when the snowmobilers are utilizing Sparks Rd. to access the 4818 Forest Service rd. and snow park for groomed trail access they will be riding and or driving in the same path entering parcel #778834. This is one example of why limited panning on parcel #778834 should not be allowed.

Foot pedestrian traffic walking directly in front of parcel #778834 for residents to access RV Town for food, meals etc. will be impacted by traffic from parcel #778834.

The intersection of Exit 70 near parcel #778834 has various recreational activities traveling past parcel #778834 rather it be a snowmobile, pedestrian, horseback rider, bicyclist, vehicles hauling boats to the lake, canoes, etc. for access to recreational destinations in the vicinity such as the Alpine Lake Wilderness trail system, Lake Kachess, Mt. Anapolois 4x4 trails etc. This is a highly recreational trafficked area that parcel #778834 is located in. Any vehicular access from this parcel needs to address these impacts.

Section 13: Historic and cultural preservation:

d. Proposed measures to avoid, minimize or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and permits that may be required.

Not applicable

The town of Easton was split in two (North side and South side) when I90 was built. Exit 70 in the vicinity of parcel #778834 is a vital resource in connecting all pedestrian and recreational trails across Exit 70 from North to South or under the overpass near Exit 70. This is the only area along I90 in the Mountains to Sound Greenway Heritage area that allows for pedestrian and recreational trail traffic to get across I90 and connect our pedestrian traffic from North to South as far as I know other than Snoqualmie Pass. This is a historic resource that we have and must enforce to keep open. There will be recreational travelers that travel past and or in front of parcel #778834 that will need to be addressed. This has been a historic path for pedestrian travelers, etc. past and in front of parcel #778834 to travel from one side of I90 to the other side.

14. Transportation:

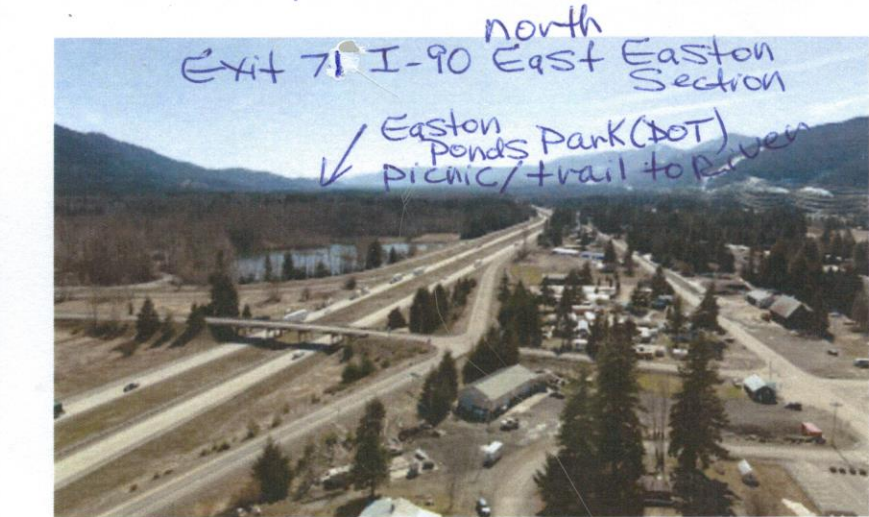
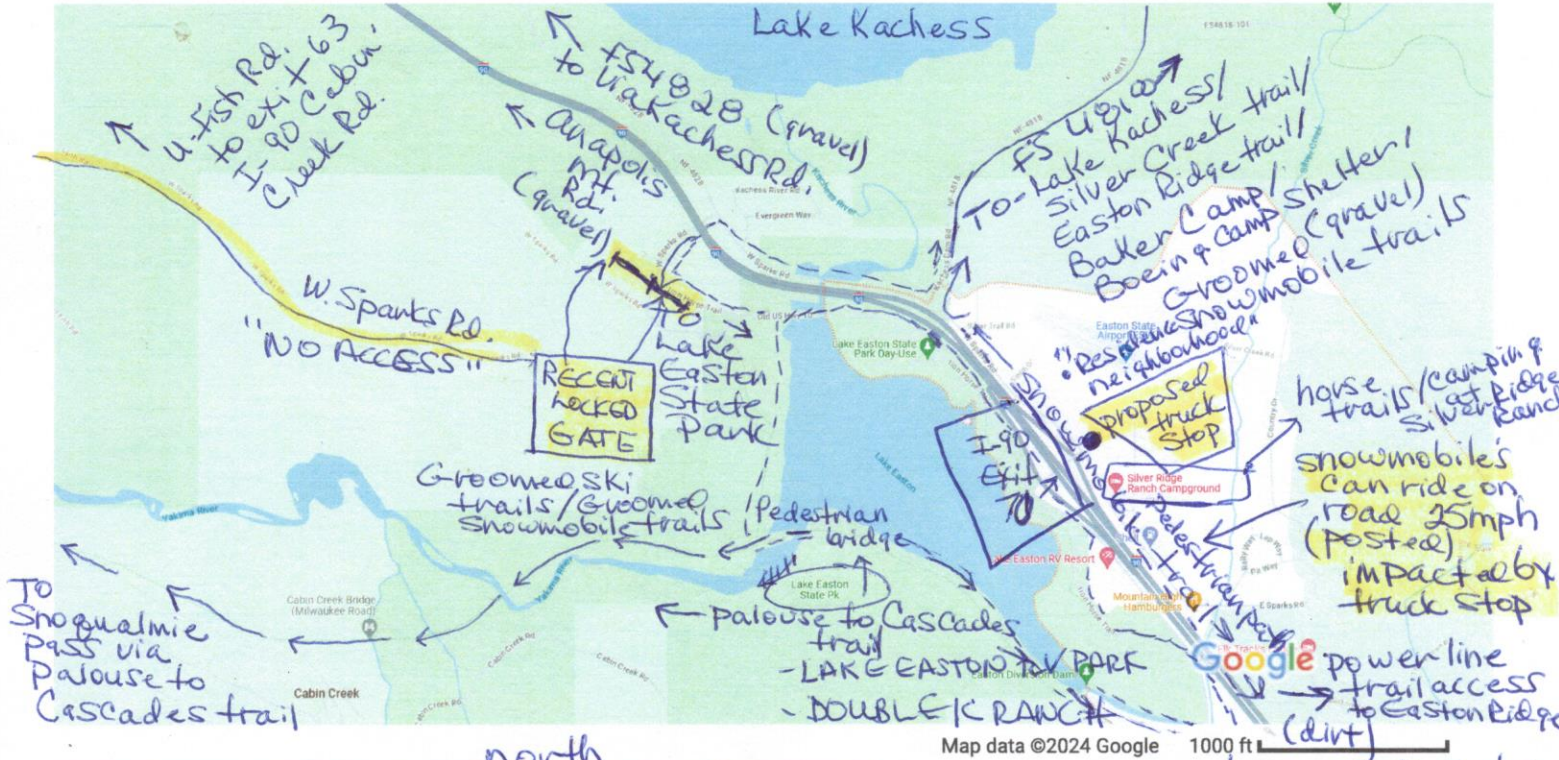
- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways. If so, generally describe (indicate whether public or private).

The project does not require any new or improvements to existing roads streets, pedestrian, bicycle, or state transportation facilities with the exception of the driveway access on Sparks Rd.

There is currently bicycle and pedestrian horseback, snowmobile, etc. traffic that travels in front of parcel #778834 to connect from residences to store and loop trails that connect to Washington State Park trails and or forest service recreational roads. Big recreational area as Easton is mostly in its entirety recreational facilities and rural residences.

"NW Section of Easton"

Google Maps Easton



Map data ©2024 Google 1000 ft






Lake Easton Loop trail to Railroad St. past Easton School to Ironhorse Trailhead Palouse to Cascades trail in Easton's SE section (paved)

NW Section ties into SW Section thru State park and Railroad St. to Cabin Creek Reload SnoPark and Forrest Service Rds.

Home

Easton
Washington

Cloudy · 39°F
11:30 AM

- 
Directions
- 
Save
- 
Nearby
- 
Send to phone
- 
Share

Quick facts

Easton is an unincorporated community and census-

- Railroad St. is County Rd. (south of I-90)
- Cabin Creek Rd is (south of I-90) County Rd.
- W. Spanks Rd is County Rd. (north of I-90)

ALPINE WILDERNESS



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39° N 121° 24' 55.960" W

47° 25' 44.760" N 121° 12' 11.216" W

47° 29' 18.096" N 121° 2' 53.859" W

47° 20' 32.017" N 121° 19' 0.767" W

903

74

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53

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Summit Central

Summit East

Lost Lake

Stirrup Lake

Radio Tower

Easton Reload

Tucker Creek Rd

Rachael Lake

Rampart Lake

Gold Creek Sno-Park

Hyak Sno-Park

Radio Tower

Kachess Sno-Park

Crystal Springs Sno-Park

Cabin Creek Sno-Park

Lake Easton Sno-Park

Up to JWPT

Cabin Creek Rd

Cooper Pass

Cooper Lake

French Cabin Basin

Crystal Springs Sno-Park

Cabin Creek Sno-Park

Lake Easton Sno-Park

Up to JWPT

Cabin Creek Rd

Lake Ivanhoe

Waptus Lake

Cooper Pass

Cooper Lake

French Cabin Basin

Crystal Springs Sno-Park

Cabin Creek Sno-Park

Lake Easton Sno-Park

Up to JWPT

Cabin Creek Rd

Circle Lake

Tuquala Lake

Waptus Lake

Cooper Pass

Cooper Lake

French Cabin Basin

Crystal Springs Sno-Park

Cabin Creek Sno-Park

Lake Easton Sno-Park

Up to JWPT

Cabin Creek Rd

Tuquala Lake

Waptus Lake

Cooper Pass

Cooper Lake

French Cabin Basin

Crystal Springs Sno-Park

Cabin Creek Sno-Park

Lake Easton Sno-Park

Up to JWPT

Cabin Creek Rd

Yakima River

Cle Elum River

Cle Elum River

Fir Lake 4330

Cle Elum River

Cooper Pass

Cooper Lake

French Cabin Basin

Crystal Springs Sno-Park

Cabin Creek Sno-Park

Lake Easton Sno-Park

Up to JWPT

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Cooper Pass

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French Cabin Basin

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Cabin Creek Sno-Park

Lake Easton Sno-Park

Up to JWPT

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Fir Lake 4330

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Cooper Pass

Cooper Lake

French Cabin Basin

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Cabin Creek Sno-Park

Lake Easton Sno-Park

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Cabin Creek Sno-Park

Lake Easton Sno-Park

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Fir Lake 4330

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Cabin Creek Sno-Park

Lake Easton Sno-Park

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Cle Elum River

Fir Lake 4330

Cle Elum River

Cooper Pass

Cooper Lake

French Cabin Basin

Crystal Springs Sno-Park

Cabin Creek Sno-Park

Lake Easton Sno-Park

Up to JWPT

Cabin Creek Rd

Yakima River



NATIONAL PARKS



June 28, 2024

Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

Attention: Bradley Gasawski, Planner I

Subject: SE-24-00020 Majestic Group
I-90 Exit 70 Lt., Easton State Airport vicinity

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to two WSDOT owned and operated facilities, the Interstate 90 (I-90) West Easton interchange (Exit 70) and the Easton State Airport. WSDOT has acquired all access rights to I-90, including the on- and off-ramps and along Sparks Road a distance of 130' southwesterly and 130' northwesterly of the interchange crossroad. Private direct access within the limits of our access control is prohibited.

Our right-of-way records indicate a county road connection to Sparks Road may be allowed. However, any new connection is contingent on FHWA review and approval and must meet specific criteria. Should the County wish to explore this option, they must contact this office for specifics.

- WSDOT has an existing access easement over Silver Ridge Ranch Road, which is the sole point of access to the Easton Airport. This road shall not be obstructed in anyway and must remain available to WSDOT.
- The Federal Aviation Administration (FAA) requires notification of any development of this property. The proponent must use forms 7460-1 and 7460-2, which can be accessed and completed electronically here: <https://oecaaa.faa.gov/oecaaa/external/portal.jsp>.
- Any proposed buildings, landscaping, or other improvements will need to comply with certain height restrictions. The proponent is encouraged to contact David Ison of the WSDOT Aviation Division for specifics. He can be reached at (360) 709-8028.
- Any proposed lighting must be directed down towards the site and away from I-90.
- All loads transported on WSDOT rights-of-way must be within the legal size and load limits or have a valid oversize and/or overweight permit.

Bradley Gasawski – SE-24-00020
June 28, 2024
Page 2

- It is the proponent's responsibility to keep and maintain I-90 free of any of their debris. Any spilled material shall be promptly cleaned up at the proponent's expense.
- WSDOT has an active construction project (I-90 – Cabin Creek Interchange to W. Easton Interchange – Phase 3) that will affect this segment of I-90, including the Exit 70 interchange and Sparks Road. The proponent should anticipate construction related delays and other impacts for the duration of this project. Further, they should schedule their work so as not to delay WSDOT's contractor in the performance of this contract, which is scheduled for completion in 2028.
- Any outdoor advertising or motorist signing considered for this property will need to comply with state criteria. The proponent should contact Tanya Joblonski of the WSDOT Headquarters Traffic Office for specifics. She can be reached at (360) 705-7294.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact me at (509) 577-1635.

Sincerely,



Jacob Prilucik
Development Services Manager

JJP: mnk

cc: SR 90, File 2024_006
Jason Pratt, Area 1 Assistant Maintenance Superintendent
Phil Nugent, Region Planning Manager
David Ison, WSDOT Aviation Division
Scott Golbek, WSDOT Project Engineer

Bradley Gasawski

From: dryfly888@gmail.com
Sent: Tuesday, July 9, 2024 3:53 PM
To: Bradley Gasawski
Cc: jackson0121@gmail.com
Subject: Majestic Group SEPA Application SE-24-0020 Parcel #778834

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.

Bradley, Im writing you in opposition of clearing the lot mentioned above. Many issues have been raised from people far more experienced than I on this matter. It seems to me that parcel is connected the headwaters of the Yakima River via Silver Creek and the ground water that flows to the river. What is the purpose of removing the vegetation when the end goal for development is not defined? If the goal is to build and operate a truck stop on that site, then why dont they just say that. Has anyone been by Kens truck town lately and looked at the lines of trucks waiting for a parking spot or waiting for thier time to pull into the ports on the west side? Hard surfaces will only create a stream of pollution into the Yakima River. Clearing the lot removes the biomass filters to the river that waters the fields downstream we all are connected to for our food and water. My father always said " Son , you dont poop where you eat". That holds true in this situation except you could argue grime ,oil, Diesel fuel , and acres of idling trucks may not be human waste however will only degrade the water and soil quality we all depend on. We need to be smart about this site and respect the needs of sensible development. Clearing the parcel does none of those things without a smart plan for our future.

thank you for your consideration and deny this application.

Tom Bettinger. 227 Korfus Lane 98922

Bradley Gasawski

From: Brian Renner <firewalkerconstruction@gmail.com>
Sent: Wednesday, July 10, 2024 7:53 AM
To: Bradley Gasawski
Subject: Majestic Group SEPA 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.

My name is Brian Renner, and I live off of East Sparks Road. I was a firefighter for 32 years for the city of Kent. When I retired I moved to this community because of the very rural setting. On my off duty days I was an infill developer in the city of Seattle. I have built hundreds of townhomes, and large multi family apartment buildings. I know a little bit about developing land and short platting. I have never heard of a developer spending time and money clearing and filling without being able to articulate or provide a clear plan for the property. The property was apparently logged years ago and has little value in marketable timber. There is absolutely no reason to clear the land to survey it into multiple parcels. It is my opinion that Majestic Groups plan is to create an eye sore in the community. They propose conflicting buffer zones of vegetation, but the proposed new entrance to the property will require the bulk of filling and grading due to a deep valley between Sparks Road and the property, which will require removal of all the vegetation along the south side, so driving into the community you will be looking at a dirt parking lot. I want to make it clear that I'm in no way opposed to development! Its what I did for years. My projects were allowed by zoning, and I was always sensitive to the community. I'm requesting that Majestic Group SEPA be rejected until they provide an honest plan for the property within the LAMRID. Thank you for your consideration. Brian Renner

Bradley Gasawski

From: Jason Moulton <moultonjason70@hotmail.com>
Sent: Wednesday, July 10, 2024 6:14 PM
To: Bradley Gasawski; Jason Moulton
Cc: Barbara Moulton; jackson0121@gmail.com
Subject: Easton Exit 70 Truck Stop Proposal

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.

This is Jason Moulton, my wife and I own property at 3251 East Sparks Rd. Easton, Washington. I am not opposed to a truck stop at the proposed location. That being said I want again to call your attention to the need for additional Law Enforcement in the upper county especially with any approval of a truck stop at that location. I have been a law enforcement professional for 30 years with the FBI and have worked cases involving trucking and truckers in Oakland, California, and the greater Seattle Area. Following that career, I worked for Safeway Inc. as the Loss Prevention Director for the four-state area of Montana, Idaho, Washington and Alaska. Truck drivers, and Truck stops seem to be a magnet for many types of crimes including prostitution, rape, sexual assault, theft, and many others.

We certainly need more truck stops to support trucking in the greater Seattle area. The need for additional truck stops within a 1.5 hr. Driving time of Seattle is very needed. Safeway alone, before being bought by Albertson's, was bringing in over 125 trucks loads per day to its Auburn Warehouse. Each load is given a 2-hour window of time to arrive at the warehouse. With only the North Bend truck stop being within that window of delivery time on I-90, that truck stop is grossly over loaded. This over loading causes the trucks to wait on the on and off ramp in North Bend when the Truck stop is over capacity. The proposed truck stop at exit 70 may be helpful to increase the capacity, but with the limited size, it will likely see the exact same issues as at North Bend.

As you are aware when the pass is closed it generally is closed at exit 70. We have owned our property in Easton for 12 plus years and each year we see exactly the same issues. Trucks pull off at 70 and block the on and off ramps and or get stuck in the snow blocking all access to either West Sparks and or East Sparks. Trucks often continue down East Sparks and inevitably end up stuck in the snow at the Silver Creek Bridge. When this happens the 200 plus homes east of the Silver Creek Bridge are totally cut off from emergency services. If they make it further than the bridge at Silver Creek, the trucks then circle through Easton Village on private roads that are not designed for heavy haul trucks. This is not a one off, but something that happens multiple times each winter. Some improvement has been made by moving the signage "no Truck Turn Around beyond this point" closer to the exit 70, however that has simply made the shell station the parking lot for the stalled and or stuck trucks. Two years ago, a truck was stuck in the shell lot for almost two weeks.

If the truck stop is going to be approved appropriate signage needs to be installed at the off ramps to alert truckers and others that the truck stop is full to prevent the blockages referred to above and law

enforcement must be present to deal with offending parties. The overpass at exit 70 must be kept clear at all times to allow access for residents and emergency vehicles.

As you are likely aware this area is a high snow area. Two years ago, we received 6 feet of snow over a three-day period. The capacity of the truck stop needs to reflect that all that snow must be stored within the property significantly decreasing the normal rated capacity of the truck stop during the winter season.

As mentioned above, the Kittitas County needs to review critically this proposal and ensure that sufficient law enforcement personnel are available to address the inevitable increase in calls for service associated with this proposal. Likely sales and property taxes will increase to support the increased need for additional personnel.

One additional thought, the state of Washington needs to seriously consider a rest stop prior to Exit 70. When trucks and passenger vehicles are stopped in the winter there is nowhere presently for passengers and drivers to relieve themselves. This results in trash, and human waste being left on the freeway right of way which inevitably ends up being cleaned up by our good neighbors. The truck stop may help with this but likely will just serve as a magnet for people to attempt to pull off the road, further exasperating the situation already discussed above. This is not a new issue and does need to be addressed to close the road at a location where services are available.

Jason B. Moulton
3251 East Sparks Rd
425-777-0345
Moultonjason70@hotmail.com



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

July 11, 2024

Bradley Gasawski
Kittitas County Community Development
411 N. Ruby St., Suite 2
Ellensburg, WA 98926

RE: 202402783; SE-24-00020

Dear Bradley Gasawski:

Thank you for the opportunity to comment on the Majestic Group Forest Practices Act, Grading & Parcel Access. We have reviewed the documents and have the following comments.

Water Quality Program

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must prevent soil from being carried by stormwater runoff into surface waters, or into stormwater drains that may discharge directly to surface water. Sand, silt, and soil will damage aquatic habitat and are considered pollutants.

Sincerely,

Amber Johnson
SEPA Coordinator
Central Regional Office
509-723-5677
crosepacoordinator@ecy.wa.gov

Bradley Gasawski, Planner
Kittitas County Community Development Services
411 N Ruby Street Suite 2
Ellensburg, WA 98926

July 15, 2024

Bradley,

My responses below are concerning Majestic Group SEPA Application SE-24-0020 Parcel #778834. While there are several concerns, those that I am responding to align with the fact that this application looks to be an attempt for the owner to put their foot in the door for future development. In looking at their responses, they are surface level at best and do not address many of the concerns that would impact our roads, water, wildlife, flora, recreational use, future residential growth, and emergency services which are a vital part of providing safety for residents, travelers and recreators in and around our community.

Specially:

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. The applicant states “Not at this time.”

However, in Question 11, the applicant proposes to have a later discussion regarding potentially short platting the property for future use. These responses provide an unclear designation of the intended use of this proper

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. The applicant states: A Drainage Report has been previously completed.

The applicant has not provided any documentation that this report has been completed as such it leaves concern regarding the unknown use of this property and how that unknown use might impact the environment in and around this parcel of land.

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.)

Again, the applicant’s response is nebulous at best. *There are several questions within this application that directly revolve around the environmental impacts that have not accurately been responded to or considered. These include **Plants Unchecked** on this list include deciduous trees (alder, cottonwood, vine maple. Wet soil plants, buttercup, skunk cabbage, cattail. Wildflower and potentially endangered plant life. Aquilegia Canadensis (wild Columbine), Liliun Columbiana (Tiger Lilly), Xerophyllum Tenax (Bear Grass), are those among the wildflower list for the Cascades that can be found on this property. Other types of vegetation include a variety of berries; blackberry, strawberry, huckleberry, black / red caps or wild raspberries.*

f. Could erosion occur because of clearing, construction, or use? If so, generally describe. Though erosion is possible, it is not likely due to the porous soil conditions and limited slopes. Construction BMP's will be utilized to minimize any erosion that may possibly occur.

If erosion is possible, and it is, then my concerns regarding environmental impact on plants, animals and migratory birds is even of greater concern. Providing a clean and healthy environment for nesting, resting, raising their young and feeding is essential.

Reinforcing strong soil health and the continued capacity of the soil to function as a vital living ecosystem that sustains plants, animals, and humans is necessary and can only be maintained with correct planning for erosion. Healthy soil gives us clean air and water, bountiful crops and forests, productive grazing lands, diverse wildlife, and beautiful landscapes. Soil does all this by performing five essential functions: regulating water, sustaining plant and animal life, filtering and buffering potential pollutants, cycling nutrients, and providing physical stability and support. With out proper erosion control, all five of these essential functions could be destroyed.

a. List any birds or other animals that have been observed on or near the site or are known to be on or near the site.

“None observed at this time, but the site is in an area that provides habitat for many woodland species.”

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

No

These responses are inaccurate. The Pacific Flyway a major north-south flyway for migratory birds extends from Alaska to Patagonia. Each year a billion migrate birds travel some or all this distance in both the spring and fall. Heading to breeding grounds and following food sources many of these species stop to rest, nest, and raise their young. The list is long and important and includes: American Crow, American Goldfinch American Robin, American Tree Sparrow, Anna's Hummingbird, Barn Swallow, Band-tailed Pigeon, Black-chinned Hummingbird, Bohemian Waxwing, Brewer's Blackbird, Brown-headed Cowbird, Cassin's Finch, Cedar Waxwing, Chipping Sparrow, Common Redpoll, Dark-eyed Junco, Evening Grosbeak, Fox Sparrow, Golden-crowned sparrow, Hermit Thrush, Hoary Redpoll, Lesser Goldfinch, Merlin, Mountain Chickadee, Northern Flicker, Northern Spotted Owl, Nuthatch, Pine Siskin, Purple Finch, Quail, Red-breasted Nuthatch, Red-winged Blackbird, Ruby-crowned Kinglet, Rufous Hummingbird, Song sparrow, Stellar Jay, Varied Thrush, Violet Green Swallow, Western Meadowlark, Western Screech Owl, White-crowned Sparrow, Yellow-rumped Warbler.

In addition, the forests and waterways of Lake Easton, Lake Kachees, Kachees River and the Yakima River provide habitat and food for many migrating species. These include Bald Eagle, Canadian Goose, Golden Eagle, Goldeneyes, Hooded Merganser, Northern Goshawk, Northern Pintail, Mallard, Osprey, Red-tailed Hawk, Ring-necked Duck, Ruddy Ducks, Sharp-shinned Hawk, Snow goose, Trumpeter Swan, Turkey Vulture, Wood Duck are among those nesting, resting, raising young and feeding in the area that is being proposed for development.

Reservations regarding Majestic Group LLC's application to clear the land on parcel #778834 includes the future use of this area as a year around recreational site. Access to our forested areas will be impacted by the increased use that will come from this development. Unknown answers regarding access to water, wastewater for business use, parking, garbage, policing, personal and animal safety, access to other businesses and to the airport are some of the concerns not yet addressed or even spoken about. The use of this parcel will have a dramatic effect on our community, our road use, emergency access and more. Without a solid approved plan, one that include community support, this project is detrimental to the land, land use, business community and to the residents of Easton.

There are multiple legal issues which have been identified in previous SEPA applications. Responses from the community, including legal findings and reports completed to verify concerns have been submitted in prior response periods to previous SEPA applications. These need to be re-reviewed and taken into consideration prior to any approvals being issued. The property, which is located within a Type 3 LAMIRD, and zoned for General Commercial zoning has specific requirements, many of which are noted within the LAMIRD definition. All of which need to be reviewed prior to any permits being approved.

A complete study of the environmental impact of land, the WSDOT i-90 project impact on traffic and road closure need to be taken into consideration. A plan to address traffic flow, road closure, snow level and one lane road access, emergency egress and response by the Kittitas County Fire District #3, community safety and response time by the Kittitas County Sheriff's Department.

Thank you for reviewing my comments,

Debbie Bogart

907-351-6223

Bradley Gasawski

From: Patti Hebert <pattigrandmama777@gmail.com>
Sent: Monday, July 15, 2024 2:17 AM
To: Bradley Gasawski
Subject: RE: Majestic Group SEPA Application (SE-24-00020)

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.

Patsy J. Hebert

PO Box 490
Easton, Wash. 98925-00490
pattigrandmama777@gmail.com

Bradley Gasawski

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

Required Permits: SEPA, Grading Permit

Designated Permit Coordinator (staff contact): Bradley Gasawski (509) 962-7539; email at

bradley.gasawski@co.kittitas.wa.us.

RE: Majestic Group SEPA Application (SE-24-00020)

Parcel #'s: 778834

I would like to voice my strong opposition with the application to clear and grade the land on

parcel#'s: 778834.

This proposal would affect the flood zone: Lake Keechelus, Lake Kachess, Lake Easton are all part of the Yakima River Watershed, and emergency evacuation route signage is provided - which reinforces the understanding that the project is within a flood zone. This seems to be unaddressed in the application.

The removal of all trees in the project area which lays within the watershed that supplies drinking and irrigation water, is insensitive to the fact that healthy water begins in forests.

Pollution: Easton is in a zone that is routinely inundated with smoke and pollution from fires and exhaust. Easton has many road closures due to heavy traffic congestion.

In regards to:

8. Land and Shore Use.

A. Silver Ridge Ranch is a highly

used recreation site, this proposed use will effect it greatly in a negative way. Most likely driving it out of business due to noise and air pollution.

B. There is an existing well on the site that has not been addressed.

Applicant does not address the surface water that exists on or in immediate area. (Lake) Kachess River flows into Lake Easton, all are part of the Yakima River Watershed.

I do not believe this plan checked to see if it is within the 100-year-flood-plain. It floods from lake Kachess frequently.

Ground withdraw?... Where is the water to be used at this site? Easton does not have a private water site for large withdraws.

There is no proposal for sanitation or septic, or drinking water: Where will that inevitability need be met?

14. Transportation.

C. Will the proposal require any new or improvements to existing roads or streets?

-This proposal is assuming to use Sparks Road and I-90 for access. A Limited access-sized road overburdened will create a safety issue for residents, Police, fire, emergency evacuations. With the many animal species habituated to use this and other local properties, and the local water bodies supporting Salmonoid and other aquatic (EEL) life, I would presume this would be addressed with sincere concern.

Please consider that the lack of information gathered and submitted only bodes to poor planning, and reject this poor-precedent setting proposal.

Thank you for your consideration.

Sincerely,

Patsy J. Hebert

:

Bradley Gasawski

From: Shawn Hebert <hebertshawn35@gmail.com>
Sent: Monday, July 15, 2024 1:12 AM
To: Bradley Gasawski
Subject: Majestic Group SEPA Application (SE-24-00020) Parcel #'s: 778834

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.

Shawn Hebert

PO Box 490
Easton, Wash. 98925-00490
Hebertshawn35@gmail.com

Bradley Gasawski

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

Required Permits: SEPA, Grading Permit

Designated Permit Coordinator (staff contact): Bradley Gasawski (509) 962-7539; email at

bradley.gasawski@co.kittitas.wa.us.

RE: Majestic Group SEPA Application (SE-24-00020)

Parcel #'s: 778834

I would like to voice my concern with the application to clear and grade the land on

parcel#'s: 778834. This proposal for action is vague and under researched. The undertones of surreptitious intent are discomfoting, due to previous attempts to develop this parcel into (in my opinion) undesirable and irresponsible use, placing an area within a Critical Aquifer Recharge Area at unnecessary risk of degradation. The proposed activity would result in: removal of current wildlife (including migration of wolf pack in this specific location 2017), rural character, native plants, historical use of Native American Peoples as well as settlers locating summit passes, native plants and ability for water filtration through plants into the Aquifer.

simple grading is proposed to level the ground surface after tree and stump removal. No excavation is proposed.

6. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Though erosion is possible, it is not likely due to the porous soil conditions and limited slopes. Construction BMP's will be utilized to minimize any erosion that may possibly occur.

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

Approximately 0.26 acres will be covered in crushed rock for the access road. This represents 1.6% of the site that will be impervious after the proposal is completed.

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Maintaining existing ground cover vegetation as much as possible, silt fencing, seeding, and covering of exposed soils will be utilized. BMP's will be updated as required.

2. Air

1. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions to the air may occur from equipment exhaust and/or dust created from the clearing operations and road construction

- 2.

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 stream or river it flows into.

Fails to identify Kachess river.

Does not propose solution to impacts of ground or well water from removal of vegetation (see 4a)

4. Plants

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

Trees and Brush will be removed from the majority of the parcel excluding a 50' perimeter buffer. Grasses and similar vegetation will be encouraged to be established.

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

Lack of knowledge or research of impacts to species.

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

Native Grasses and similar small vegetation will be encouraged to grow on the site.

This is not a Proposed Landscaping or enhancement

5. List all noxious weeds and invasive species known to be on or near the site.

No noxious weeds or invasive species are known to be on or near the site.

shows lack of investigation.

5. Animals

1. List any birds and other animals that have been observed on or near the site or are

known to be on or near the site.

- None observed at this time, but the site is in an area that provides habitat for many woodland species.

Shows lack of investigation.

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

No threatened or endangered species are known to be on or near the site.

Shows lack of investigation.

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

3. No.

Shows lack of investigation

List any invasive animal species known to be on or near the site.

4. None known at this time.

Shows lack of investigation.

b. Noise

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

A 20' wide buffer of trees and vegetation around the entire perimeter of the parcel will remain untouched to provide a buffer which will help dampen the construction noise.

Inconsistent statement according to above (20' buffer)

8. Land and shoreline use

- 1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently not used and is triangular in shape. The adjacent properties consist of Washington State land that is Easton State Airport on one side. Interstate-90 on the second side, and Silver Creek Ranch on the third. This proposal will not affect those lands.

Shows lack of investigation: Dust, noise, impact to casual use trails existing for 20+ years ...

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, hilling, and harvesting? If so, how?

No

Shows lack of investigation.

- c. Describe any structures on the site.

None

Shows lack of investigation. Current well head exists on site.

10. Aesthetics

- 1. Proposed measures to reduce or control aesthetic impacts, if any:

A 20' buffer of trees and vegetation will be maintained around the entire perimeter of the parcel to reduce and control aesthetic impacts.

Again, inconsistent statement.

12. Recreation

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

The site borders State land and the Silver Ridge Ranch, both of which have multiple recreational uses, such as hiking, camping, horse riding, snowmobiling, etc.

1. **Would the proposed project displace any existing recreational uses? If so, describe.**

There is no existing permitted recreation use associated with the property.

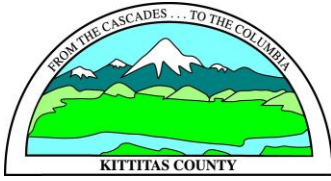
Shows lack of investigation.

13. Historic and cultural preservation

1. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

None have been observed.

Shows lack of investigation.



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: June 28, 2024
SUBJECT: SE-24-00020 Majestic Group

ACCESS	<ol style="list-style-type: none"> 1. An approved access permit for commercial access shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access. 2. All commercial and industrial accesses shall be designed in accordance with Exhibits 1340-1 Driveway Design Templates of the WSDOT Design Manual and approved by the County Engineer prior to access permit issuance per KCC 12.04 Article IV. 3. Paved approach is required. 4. Driveways over 150' in length will be required to be a minimum of 16' wide with 2' of clear zone on each side and meet the standards of Appendix D of the International Fire Code for IFC Turnarounds/Kittitas County Road Standard 5 and 6. 5. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. <p>In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application. (JS)</p>
ENGINEERING	<p>Except as exempted in KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). (CP)</p>
SURVEY	<p>No survey provided, no comments at this time. (KH)</p>
TRANSPORTATION CONCURRENCY	<p>Please submit a preliminary scoping letter documenting the trip generation, distribution, and assignment for the proposed development application per KCC 12.040.02.040. (KAH)</p>
FLOOD	<p>Parcel # 778834 is not located in the FEMA identified special flood hazard area. A floodplain development permit is not required for the proposed project. (SC)</p>

WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No comments. (JS)

Please contact Kittitas County Public Works (509) 962-7523 with any questions.