



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

April 21, 2023

Sparks Park LLC  
c/o Lisa Weis  
PO Box 246  
Ronald, WA 98940

AJ Sandhu  
26304 203<sup>rd</sup> Pl SE  
Covington, WA 98042

## RE: VA-23-00003 Sparks Park & SE-23-00010 Easton Travel Center – Deemed Complete

Parcel # 778834

Dear Applicants,

Kittitas County Community Development Services (CDS) received your Zoning Variance Application on February 7, 2023 to allow a truck stop, restaurant and vehicle repair shop to be above the limitation of 30,000 square feet of area for the property (approx. 672,047 sq. ft), above the 33% maximum impervious surface (69%) and above the 4,000 maximum square feet area for general retail (11,325 sq. ft.) in a Type 3 LAMIRD General Commercial zoning district. This parcel (778834) is located just east of the Sparks Rd. I-90 interchange in Easton, WA. The property is in Section 02, Township 20, Range 13, W.M. in Kittitas County, bearing Assessor's map number 20-13-02030-0009. Kittitas County had determined your application to be **complete** as of February 17, 2023 and noticed the application. During the comment period for the variance application, it was discovered that the SEPA MDNS threshold decision for the same project from 2019 (SE-19-00004) had been vacated by Kittitas County Superior Court Order #20-2-00101-19 which now requires this project to obtain a new SEPA threshold decision and as such the Variance application was put on hold until a new SEPA checklist was received. CDS received a new SEPA checklist and fees paid for this project on April 17, 2023. Staff has reviewed the checklist and finds the application to be **complete** as of April 21, 2023. As such, staff has all required materials at this point to continue processing your application.

Continued processing of your application will include, but is not limited to, the following actions:

1. A Re-Notice of Application will be published in the newspaper and sent to all adjoining property owners, governmental agencies, and interested persons. This includes a 15-day comment period.
2. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons (previous comments from the past comment period will still be considered).
3. Additional information may be requested from Kittitas County before making any decision.
4. A variance decision will be issued based upon comments received, and the proposal's consistency with Kittitas County Code 17.84, along with any other applicable codes and statutes. A SEPA threshold decision will be issued based upon comments received, and the proposal's consistency with Kittitas County Title 15, along with any other applicable codes and statutes. (Please note that these items (variance and SEPA) will be noticed together and have one notice of decision for both items)

If you have any questions regarding this matter, I can be reached by e-mail at [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us) or phone at 509-962-7046

Sincerely,

A handwritten signature in black ink that reads "Jeremiah Cromie". The signature is written in a cursive style with a large initial 'J'.

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