

**From:** [jason moulton](#)  
**To:** [Jeremiah Cromie](#); [jason moulton](#)  
**Subject:** Re: VA-23-00003 Sparks Park - Re-notice of Application due to SEPA requirement  
**Date:** Tuesday, May 2, 2023 12:35:41 PM

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CDS is requesting comments on the following Variance and associated SEPA application (SE-23-00010): VA-23-00003 Sparks Park.

Jeremiah, My name is Jason Bart Moulton. I own the Moulton Lodge at 3251 East Sparks along with my Wife Barbara C Moulton. I commented previously on this Variance but wanted to stress one more item alluded to in my earlier comment. This has to do with Emergency Services. I did not see any comment from the Easton Fire Department regarding this matter. As I mentioned previously, during heavy snow the over pass on 1-90 is often open for only one lane of traffic as the snow has to be retained on the overpass and cannot be pushed over and onto the lanes under neath the over pass. In the winter of 2021 we had a lot of snow over a very short period. A semi truck exited from the East bound lanes at exit 70 and became stuck on the overpass, blocking the only way to go from the east to the west side of the freeway. Had we had an emergency no emergency vehicles could have made it to the Easton Village and all the other residences and business located on the East side of the freeway. One additonal factor is that because the volunteer nature of emergency services in Easton, many of the volunteers for the Easton Fire Department including the Chief, could not get to the rigs located in Easton when the overpass is blocked. This is not an infrequent situation and will only be made more difficult with the addition of the truck stop. Some planning needs to occur to either add emergency equipment to the east side of the freeway and or make other plans to provide emergency services when the overpass is blocked. Please ask Easton Fire to specifically address emergency response to both the proposed truck stop and to be specific as to how to provide emergency services when the overpass is blocked or unpassable. Thank you.

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**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>

**Sent:** Thursday, April 27, 2023 9:10 AM

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**Subject:** VA-23-00003 Sparks Park - Re-notice of Application due to SEPA requirement

Good morning,

**Reason for Re-Notice:** This property had a SEPA done in 2019 (SE-19-00014 Love's) for the same project (Truck Stop, Restaurant, Tire Shop) that resulted in a Mitigated Determination of Non-Significance (MDNS) threshold decision. During the previous comment period, it was discovered that this previous SEPA had been vacated by Kittitas County Superior Court Order #20-2-00101-19 which requires a new SEPA threshold decision from Kittitas County for this project. Kittitas County has received a new SEPA checklist (SE-23-00010) and fees paid for this checklist as of April 17, 2023. Kittitas County deemed this SEPA checklist complete on April 21, 2023.

CDS is requesting comments on the following Variance and associated SEPA application (SE-23-00010): VA-23-00003 Sparks Park. The variance request is for a truck stop, restaurant and retail services to go above the allowed square footage of a site and impervious surface for the use as well as go above the maximum allowed square footage for retail services in General Commercial zoning in a Type 3 LAMIRD. Kittitas County anticipates issuing a Mitigated Determination of Non-Significance (MDNS) for this project application and is using the optional SEPA process found in WAC 197-11-355. This may be the only opportunity to comment on the ecological impacts of this project.

Links to the file materials (including SEPA checklist) can be found below. The comment period will end on **Friday May 12, 2023 at 5p PM (PDT)**. **CDS will assume you do not wish to provide comment if not received by this date. All comments from the previous comment period for the variance that ran from February 23, 2023 to March 13, 2023 will still be considered in the decision-making process. These comments do not need to be re-submitted.**

Please let me know if you have any issues accessing the materials.

Internal: [VA-23-00003 Sparks Park](#)

External: [VA-23-00003 Sparks Park](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Setback Variances” and then the Project File Number “VA-23-00003 Sparks Park”

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