

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: (VA-23-00003) Sparks Park

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: February 23, 2023

I certify that the following documentation:

- Notice of Application for VA-23-00003 Sparks Park Zoning Variance

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

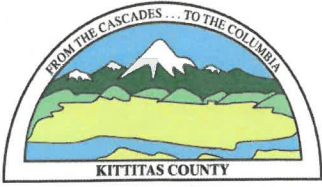
Jeremiah Cromie
Community Development Services Planner II
County of Kittitas
State of Washington

Subscribed and sworn to before me this 23rd day of February, 2023



Stephanie Mifflin
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 12.23.25



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

cds@co.kittitas.wa.us

Office 509-962-7506

Building Partnerships - Building Communities

NOTICE OF APPLICATION

Notice of Application: February 23, 2023

Application Received: February 2, 2023

Application Complete: February 17, 2023

Project Name: (VA-23-00003) Sparks Park Variance

Applicant: Angadjot Sandhu (Authorized Agent)

Location: The subject property is parcel # 778834 that is located just east of the Sparks Rd. I-90 interchange (Exit 70) 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.

Proposal: Angadjot Sandhu, authorized agent, submitted a Variance application on February 2, 2023 pursuant to Kittitas County Code (KCC) 17.84 on 16.51 acres of land zoned LAMIRD Type 3 General Commercial in a LAMIRD Land Use currently owned by Sparks Park LLC. The variance request is for a truck stop, restaurant, and vehicle repair shop to go above the current limitations of site area, impervious surface and retail square footage on the property. All these uses are permitted outright in General Commercial zoning in a Type 3 LAMIRD.

KCC 17.15.070 limits uses other than manufacturing, outdoor recreation, and natural resources to 30,000 square feet in area and 33% of the lot to be impervious surface. KCC 17.15.070.2(48) limits retail sales to 4,000 square feet. The applicant is proposing a truck stop, restaurant and vehicle repair shop use that would be approximately 672,047 square feet (15.42 acres), include impervious surfaces of 69% of the lot and include 8,325 sq. ft. of retail services. 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).

Materials Available for Review: The submitted application and related filed documents may be examined on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Setback Variance" & "VA-23-00003 Sparks Park". They can also be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby Street, Suite 2, Ellensburg, Washington, 98926 during regular business hours. Phone: 509-962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on March 13, 2023**. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080 and 17.84.010, Zoning Variances are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision-making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. A Notice of Decision will be published once a decision is made. Appeals to an administrative land use decision must be filed within 10 working days with Community Development Services as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1670.

Designated Permit Coordinator (staff contact): Jeremiah Cromie, Staff Planner: (509) 962-7046; email at jeremiah.cromie@co.kittitas.wa.us

Kittitas County Deputy Fire Marshal
Joe.dietzel@co.kittitas.wa.us

Kittitas County Sheriff's Dept.
kim.dawson@co.kittitas.wa.us

KittCom
long@kittcom.org
storch@kittcom.org

Kittitas County Board of County
Commissioners
julie.kjorsvik@co.kittitas.wa.us

Kittitas County Code Enforcement
toni.berkshire@co.kittitas.wa.us

Kittitas County Environmental Health
PublicHealthInspectors@co.kittitas.wa.us

Kittitas County Solid Waste Programs
lisa.lawrence@co.kittitas.wa.us
patti.stacey@co.kittitas.wa.us

Kittitas County Public Works
kelee.hodges.pw@co.kittitas.wa.us
candie.leader@co.kittitas.wa.us

Yakama Nation
enviroreview@yakama.com
corrine_camuso@yakama.com
jessica_lally@yakama.com
noah_oliver@yakama.com
casey_barney@yakama.com
kozj@yakamafish-nsn.gov
matj@yakamafish-nsn.gov
barh@yakamafish-nsn.gov

Department of Ecology
separegister@ecy.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

Airport Manager
david.ohl@co.kittitas.wa.us
Codi.Fortier@co.kittitas.wa.us

WA Dept. Fish and Wildlife
Scott.Downes@dfw.wa.gov
Jennifer.Nelson@dfw.wa.gov
Elizabeth.Torrey@dfw.wa.gov

Washington State DAHP
sepa@dahp.wa.gov

James E Brooks Library
jorgenja@cwu.edu
nelmsk@cwu.edu

Kittitas County Building Dept.
Jeremy.larson@co.kittitas.wa.us
Steph.mifflin@co.kittitas.wa.us

WA State Department of Health
russell.mau@doh.wa.gov

WA Dept. of Natural Resources
rivers@dnr.wa.gov
brenda.young@dnr.wa.gov
luke.warthen@dnr.wa.gov
SEPACENTER@dnr.wa.gov
MARTIN.MAUNEY@dnr.wa.gov
scott.chambers@dnr.wa.gov

Allison Kimball
brooksideconsulting@gmail.com

Northern Kittitas County Tribune
tribune@nkctribune.com
terry@nkctribune.com

Daily Record
mbreckenridge@kvnews.com
legals@kvnews.com

Army Corps of Engineers
Deborah.j.knaub@usace.army.mil
Jenae.N.Churchill@usace.army.mil

Bureau of Reclamation
lhendrix@usbr.gov
1917 Marsh Road
Yakima, WA 98901

Yakima Training Center
mark.a.gradwohl.civ@mail.mil

Northwest Training Range Complex
Kimberly.peacher@navy.mil
Robert.d.bright10.civ@army.mil

Kittitas County Assessor
Haley.mercer@co.kittitas.wa.us
Christine.garcia@co.kittitas.wa.us

Snoqualmie Tribe
steve@snoqualmietribe.us
dahp@snoqualmietribe.us
adam@snoqualmietribe.us

Colville Tribe
guy.moura@colvilletribes.com
sam.rushing@colvilletribes.com
connor.armi.hsy@colvilletribes.com

Kittitas County P.U.D.
matt.boast@kittitaspud.com

Puget Sound Energy
Brian.ingalls@pse.com

Bonneville Power Administration
Dsmith@BPA.gov

Forest Service
kimberly.larned@usda.gov

Washington State DOT
Jacob.Prilucik@wsdot.wa.gov
SCPlanning@wsdot.wa.gov
AviationLandUse@wsdot.wa.gov

Washington State Parks
ken.graham@parks.wa.gov
PO Box 42650
Olympia, WA 98504-2650

Kittitas Valley Healthcare
Attn: CEO
603 S. Chestnut Street
Ellensburg, WA 98926
(mailed)

Easton School District 28
kombola@easton.wednet.edu
jensens@easton.wednet.edu
millerj@easton.wednet.edu

BUREAU OF LAND MANAGEMENT
915 N. WALLA WALLA
WENATCHEE WA 98801
(mailed)

KCFD #3 (Easton)
PO Box 52
Easton, WA 98925
kcf3102@yahoo.com

Federal Aviation Administration (FAA)
Ilon.Logan@faa.gov

Easton Water District
elKhornanderson@gmail.com

From: Megan Breckenridge <mbreckenridge@kvnews.com>
Sent: Friday, February 17, 2023 1:54 PM
To: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Subject: Ad: 336465 / Re: VA-23-00003 Sparks Park (Publishing) - Notice of 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.

Hi Jeremiah,

Attached is your second legal proof. This one is scheduled to run on February 23 and March 2.

Thanks again!

Megan Breckenridge

Advertising Assistant
Ellensburg Daily Record
Office: (509) 925-1414, ext. 570253
Direct Dial: (509) 204-8250
mbreckenridge@kvnews.com / legals@kvnews.com
[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Friday, February 17, 2023 12:04 PM
To: Megan Breckenridge <mbreckenridge@kvnews.com>; KVNews Legals <legals@kvnews.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'Jana Stoner (NKC Tribune)' <jana@nkctribune.com>; NKC Tribune Advertising Department <ads@nkctribune.com>
Subject: VA-23-00003 Sparks Park (Publishing) - Notice of Application

CAUTION, this email originated from outside the organization.

Hello,

Please publish the attached legal in your papers as follows:

Daily Record: February 23 & March 2, 2023

NKCT: February 23 & March 2, 2023

Let me know if you have any questions or issues.

Jeremiah Cromie
Planner II

**Notice of Application
Sparks Park Variance
VA 23-00003**

NOTICE IS HEREBY given that Angadjot Sandhu, authorized agent, submitted a Variance application on February 2, 2023 pursuant to Kittitas County Code (KCC) 17.84 on 16.51 acres of land zoned LAMIRD Type 3 General Commercial in a LAMIRD Land Use owned by Sparks Park LLC. The variance request is for a truck stop, restaurant and vehicle repair shop to go above the current limitations of site area, impervious surface and retail square footage on the property. All of these uses are permitted outright in General Commercial zoning in a Type 3 LAMIRD.

KCC 17.15.070 limits uses other than manufacturing, outdoor recreation, and natural resources to 30,000 square feet in area and 33% of the lot to be impervious surface. KCC 17.15.070.2 limits retail sales to 4,000 square feet. The applicant is proposing a truck stop, restaurant and vehicle repair shop use that would be approximately 672,047 square feet (15.42 acres), include impervious surfaces of 69% of the lot and include 8,325 sq. ft of retail services. 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).

The subject property is parcel # 778834 that is located just east of the Sparks Rd. I-90 interchange (Exit 70) 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.

The submitted application and related filed documents may be examined on the CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Setback Variances" & "VA-23-00003 Sparks Park" or in person at 411 N Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours. Phone: (509) 962-7046

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on March 13, 2023**. Any person has the right to comment on the application and request a copy of the decision once made.

Under Title 15A.03.080 and 17.84.010, Zoning Variances are processed in an abbreviated administrative format, which does not involve a public hearing. All comments will be considered in the decision-making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. A Notice of Decision will be published once a decision is made. Appeals to an administrative land use decision must be filed within 10 working days with Community Development Services as outlined in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1670, however you are encouraged to verify fee prior to filing of an appeal.

Designated Permit Coordinator (staff contact): Jeremiah Cromie, Staff Planner: (509) 962-7046; email at jeremiah.cromie@co.kittitas.wa.us

Notice of Application: February 23, 2023
Application Received: February 7, 2023,
Application Complete: February 17, 2023

Dated: February 23, 2023

PUBLISH: NKC Tribune: February 23, 2023 and March 2, 2023

PUBLISH: Daily Record: February 23, 2023 and March 2, 2023 / LEGAL #: 336465

From: [Megan Breckenridge](#)
To: [Jeremiah Cromie](#)
Subject: Re: 336465 / Re: VA-23-00003 Sparks Park (Publishing) - Notice of Application
Date: Monday, February 20, 2023 8:21:29 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.

Thank you for your final approval, Jeremiah!

Enjoy your week ahead,

Megan Breckenridge

Advertising Assistant
Ellensburg Daily Record
Office: (509) 925-1414, ext. 570253
Direct Dial: (509) 204-8250
mbreckenridge@kvnews.com / legals@kvnews.com
[MY OFFICE HOURS: MON-FRI: 8:00am-4:00pm]

From: Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>
Sent: Friday, February 17, 2023 4:53 PM
To: Megan Breckenridge <mbreckenridge@kvnews.com>
Subject: RE: 336465 / Re: VA-23-00003 Sparks Park (Publishing) - Notice of Application

CAUTION, this email originated from outside the organization.

Megan,

This is fine and I give approval.

Jeremiah Cromie
Planner II
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us

From: [Jana Stoner \(NKC Tribune\)](#)
To: [Jeremiah Cromie](#)
Cc: [NKC Tribune Advertising Department](#)
Subject: Re: VA-23-00003 Sparks Park (Publishing) - Notice of Application
Date: Monday, February 20, 2023 5:17:59 PM

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.

CONFIRMATION OF RECEIPT.

We will get this published.

Jana E. Stoner - Publisher / CEO
jana@nkctribune.com

(509) 674-2511 ext. 7206
P.O. Box 308 | 807 W. Davis St., suite 101A
Cle Elum, WA 98922

– Northern Kittitas County Tribune
– U.K.C. Builders' Planning Guide
– EXPLORE! Central Cascades Visitor Guide

www.NKCTribune.com

On Feb 17, 2023, at 12:04 PM, Jeremiah Cromie
<jeremiah.cromie@co.kittitas.wa.us> wrote:

Hello,

Please publish the attached legal in your papers as follows:

Daily Record: February 23 & March 2, 2023

NKCT: February 23 & March 2, 2023

Let me know if you have any questions or issues.

Jeremiah Cromie
Planner II
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us

From: [Jeremiah Cromie](#)
To: [Joe Dietzel](#); [Kim Dawson](#); ["long@kittcom.org"](#); ["storch@kittcom.org"](#); [Julie Kjorsvik](#); [Toni Berkshire](#); [PublicHealth Inspectors](#); [Lisa Lawrence](#); [Patti Stacey](#); [Kelee Hodges](#); [Candie Leader](#); [David Ohl](#); [Codi Fortier](#); ["enviroreview@yakama.com"](#); ["corrine_camuso@yakama.com"](#); ["jessica_lally@yakama.com"](#); ["noah_oliver@yakama.com"](#); ["casey_barney@yakama.com"](#); ["kozi@yakamafish-nsn.gov"](#); ["matj@yakamafish-nsn.gov"](#); ["barh@yakamafish-nsn.gov"](#); ["separegister@ecy.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"](#); ["Elizabeth.Torrey@dfw.wa.gov"](#); ["sepa@dahp.wa.gov"](#); ["jorgenja@cwu.edu"](#); ["nelmsk@cwu.edu"](#); [Jeremy Larson](#); [Steph Mifflin](#); ["russell.mau@doh.wa.gov"](#); ["rivers@dnr.wa.gov"](#); ["brenda.young@dnr.wa.gov"](#); ["luke.warthen@dnr.wa.gov"](#); ["SEPACENTER@dnr.wa.gov"](#); ["MARTIN.MAUNEY@dnr.wa.gov"](#); ["scott.chambers@dnr.wa.gov"](#); ["brooksideconsulting@gmail.com"](#); ["tribune@nkctribune.com"](#); ["terry@nkctribune.com"](#); ["mbreckenridge@kynews.com"](#); ["legals@kynews.com"](#); ["Deborah.j.knaub@usace.army.mil"](#); ["Jenae.N.Churchill@usace.army.mil"](#); ["lhendrix@usbr.gov"](#); ["mark.a.gradwohl.civ@mail.mil"](#); ["Kimberly.peacher@navy.mil"](#); ["Robert.d.bright10.civ@army.mil"](#); [Haley Mercer](#); [Christy Garcia](#); ["steve@snoqualmtribe.us"](#); ["dahp@snoqualmtribe.us"](#); ["adam@snoqualmtribe.us"](#); ["quv.moura@colvilletribes.com"](#); ["sam.rushing@colvilletribes.com"](#); ["connor.armi.hsy@colvilletribes.com"](#); ["matt.boast@kittitaspud.com"](#); ["Brian.ingalls@pse.com"](#); ["Dtsmith@BPA.gov"](#); ["kimberly.lamed@usda.gov"](#); ["Jacob.Prilucik@wsdot.wa.gov"](#); ["SCPlanning@wsdot.wa.gov"](#); ["AviationLandUse@wsdot.wa.gov"](#); ["ken.graham@parks.wa.gov"](#); ["kombola@easton.wednet.edu"](#); ["jensens@easton.wednet.edu"](#); ["millerj@easton.wednet.edu"](#); ["kcf3102@yahoo.com"](#); ["Ilon.Logan@faa.gov"](#); [David Anderson](#)
Cc: [Dan Carlson](#); [Kelly Bacon \(CD\)](#); [Chace Pedersen](#); ["nathan@inlandcell.com"](#); ["sanbros.farms@gmail.com"](#)
Subject: VA-23-00003 Sparks Park - Notice of Application
Date: Thursday, February 23, 2023 9:54:58 AM
Attachments: [VA-23-00003 Sparks Park Notice of Application.pdf](#)

Good morning,

CDS is requesting comments on the following variance application: VA-23-00003 Sparks Park. This 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.

Links to the file materials can be found below. The comment period will end on **Monday March 13, 2023 at 5p PM (PDT)**. **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: [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"

Thank you.

Jeremiah Cromie
Planner II
Kittitas County
Community Development Services
411 N. Ruby Street; Suite 2
Ellensburg, WA 98926
Office: 509-962-7046
jeremiah.cromie@co.kittitas.wa.us