



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"

December 3, 2019

Patryk Kowalczyk
10601 N Pennsylvania
Oklahoma City, OK 73120

RE: Love's Travel Stop SEPA (SE-19-00014)

Dear Applicant,

Enclosed are the comments received regarding the SEPA Checklist (SE-19-00014) during the comment period which ended November 29, 2019 at 5pm:

November 15, 2019	Dept. of Health-Johnson
November 15, 2019	Dept. of Archaeology and Historic Preservation
November 18, 2019	Dept. of Fish and Wildlife
November 20, 2019	Dept. of Health-Hayden
November 20, 2019	Dept. of Health-Mau
November 24, 2019	M. Jones
November 25, 2019	J. Jensen
November 25, 2019	Kittitas County Environmental Health
November 25, 2019	Kittitas County Public Works
November 25, 2019	M. Brandsrud
November 26, 2019	D. Wright
November 26, 2019	Dept. of Ecology
November 27, 2019	Dept. of Transportation
November 27, 2019	Mountain to Sound Greenway
November 29, 2019	S. Campbell
November 29, 2019	M. Clarke
November 29, 2019	D. Coburn
November 29, 2019	Kittitas County Fire District 3
November 29, 2019	J. Marchefka
November 29, 2019	E. Paffenroth
November 29, 2019	T. Campbell
November 29, 2019	T. Campbell
November 29, 2019	C. Whelpley
November 29, 2019	J. Moulton

Please review all comments and notify me of any questions. I will be issuing a determination based on the comments received. You will be notified if any of these comments require further action.

Sincerely,

Chelsea Benner
Planner II
Kittitas County Community Development Services
411 N Ruby Street, Suite 2 Ellensburg, WA 98926
(p) 509-962-7506 (f) 509-962-7682
chelsea.benner@co.kittitas.wa.us

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; elkhomanderson@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





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



Chelsea Benner

From: Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>
Sent: Monday, November 18, 2019 8:15 AM
To: Chelsea Benner
Cc: Lindsey Ozbolt; Torrey, Elizabeth M (DFW); Nelson, Jennifer L (DFW)
Subject: RE: Notice of Application SE-19-00014 WDFW Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Chelsea,

Thank you for the opportunity to review this proposal. WDFW reviewed the proposal and found it in general located in such a way to minimize habitat and species impacts. The removal of the forested habitats on site will have some impact to wildlife in the area and thus we feel some mitigation to compensate for loss of habitat would be appropriate.

One possibility for mitigation is that the applicant could donate the trees that need to be removed to an aquatic habitat restoration project. WDFW works with several partners conducting aquatic habitat restoration in the general area and would be happy to coordinate between the applicant and a potential partner, if the applicant is interested in this option.

Again, thanks for the opportunity to review and let us know if we can be of further help on this project.

Scott

Scott Downes

Fish & Wildlife Habitat Biologist
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
Yakima, WA 98902-5720
Scott.Downes@dfw.wa.gov
Office-509-457-9307
Cell-509-607-3578

From: Chelsea Benner <chelsea.benner@co.kittitas.wa.us>
Sent: Thursday, November 14, 2019 10:50 AM
To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.veyand.pw@co.kittitas.wa.us>; 'Jessica Lally' <Jessica_Lally@Yakama.com>; John Marvin <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; 'migi461@ecy.wa.gov' <migi461@ecy.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; 'fwalker@eburg.wednet.edu' <fwalker@eburg.wednet.edu>;

'ben.serr@doh.wa.gov' <ben.serr@doh.wa.gov>; Kennedy, Becky (DNR) <Becky.Kennedy@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; 'Kimberly.peacher@navy.mil' <Kimberly.peacher@navy.mil>; 'Hendrix, Leah' <lhendrix@usbr.gov>; 'Michael.j.daniels3.civ@mail.mil' <Michael.j.daniels3.civ@mail.mil>; 'mark.a.gradwohl.civ@mail.mil' <mark.a.gradwohl.civ@mail.mil>; 'johnson_meninick@yakama.com' <johnson_meninick@yakama.com>; 'Jon_Shellenberger@yakama.com' <Jon_Shellenberger@yakama.com>; 'Jessica Lally' <Jessica_Lally@Yakama.com>; 'Noah_oliver@yakama.com' <Noah_oliver@yakama.com>; 'Mrivera1@bpa.gov' <Mrivera1@bpa.gov>; 'klarned@fs.fed.us' <klarned@fs.fed.us>; 'Prilucik, Jacob' <Prilucl@wsdot.wa.gov>; 'kaiserm@wsdot.wa.gov' <kaiserm@wsdot.wa.gov>; Jacob Prilucik <SCPlanning@wsdot.wa.gov>; RichElliott <elliotttr@kvfr.org>; 'sara@krdistrict.org' <sara@krdistrict.org>; 'clerk@cityofkittitas.com' <clerk@cityofkittitas.com>; 'pubworks@ci.ellensburg.wa.us' <pubworks@ci.ellensburg.wa.us>; 'comdev@ci.ellensburg.wa.us' <comdev@ci.ellensburg.wa.us>; 'energyservices@ci.ellensburg.wa.us' <energyservices@ci.ellensburg.wa.us>; Harmon, Lynn (PARKS) <Lynn.Harmon@PARKS.WA.GOV>; 'chandod@eastonsd.org' <chandod@eastonsd.org>; 'simonettam@eastonsd.org' <simonettam@eastonsd.org>; 'roslyn@inlandnet.com' <roslyn@inlandnet.com>; Robert Omans <robert@cityofcleelum.com>; 'jleonard@cityofcleelum.com' <jleonard@cityofcleelum.com>; 'kswanson@cityofcleelum.com' <kswanson@cityofcleelum.com>; Lucy Temple <lucy@cityofcleelum.com>
Cc: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>; 'Nick Wheeler' <nick.wheeler@scjalliance.com>; 'brandon.johnson@scjalliance.com' <brandon.johnson@scjalliance.com>
Subject: Notice of Application SE-19-00014

Good Morning,

Attached is the notice of application for the Love's Travel Stop SEPA Checklist (SE-19-00014). Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Friday, November 29, 2019**. 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 SEPA Determination, once made.

The following links may be used to access the complete electronic file for this project.

[SE-19-00014 Internal Departments](#)

[SE-19-00014 External](#)

Please contact me if you have any questions.

Thank you,

Chelsea Benner

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us

Chelsea Benner

From: Hayden, Kathryn E (DOH) <kathryn.hayden@doh.wa.gov>
Sent: Wednesday, November 20, 2019 8:30 AM
To: Mau, Russell E (DOH); Chelsea Benner
Cc: Holly Erdman; Smits, Brenda M (DOH)
Subject: RE: Notice of Application SE-19-00014

The applicant will need to submit a project and get approval through DOH for the Large On-Site Sewage System (LOSS).

Thanks you,

Kathryn Hayden, P.E.

Environmental Engineer – LOSS Program
Wastewater Management Section
Office of Environmental Health and Safety
Washington State Department of Health
kathryn.hayden@doh.wa.gov
509.329.2147



From: Mau, Russell E (DOH)
Sent: Wednesday, November 20, 2019 7:49 AM
To: Chelsea Benner <chelsea.benner@co.kittitas.wa.us>
Cc: Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Smits, Brenda M (DOH) <brenda.smits@doh.wa.gov>; Hayden, Kathryn E (DOH) <kathryn.hayden@doh.wa.gov>
Subject: RE: Notice of Application SE-19-00014

Ms. Benner:

For Department of Health (DOH) Office of Drinking Water (ODW), we seek confirmation, and follow through, that water service can, and will, be provided by the Easton Water District (42700).

Thanks,

Russell E. Mau, PhD, PE

Regional Engineer
Office of Drinking Water
Washington State Department of Health
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Russell.Mau@doh.wa.gov
509-329-2116 | www.doh.wa.gov

From: Chelsea Benner [<mailto:chelsea.benner@co.kittitas.wa.us>]
Sent: Thursday, November 14, 2019 10:50 AM
To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman

<Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; 'Jessica Lally' <Jessica_Lally@Yakama.com>; John Marvin <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; 'migi461@ecy.wa.gov' <migi461@ecy.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; 'fwalker@eburg.wednet.edu' <fwalker@eburg.wednet.edu>; 'ben.serr@doh.wa.gov' <ben.serr@doh.wa.gov>; Kennedy, Becky (DNR) <Becky.Kennedy@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; 'Kimberly.peacher@navy.mil' <Kimberly.peacher@navy.mil>; 'Hendrix, Leah' <lhendrix@usbr.gov>; 'Michael.j.daniels3.civ@mail.mil' <Michael.j.daniels3.civ@mail.mil>; 'mark.a.gradwohl.civ@mail.mil' <mark.a.gradwohl.civ@mail.mil>; 'johnson_meninick@yakama.com' <johnson_meninick@yakama.com>; 'Jon_Shellenberger@yakama.com' <Jon_Shellenberger@yakama.com>; 'Jessica Lally' <Jessica_Lally@Yakama.com>; 'Noah_oliver@yakama.com' <Noah_oliver@yakama.com>; 'Mrivera1@bpa.gov' <Mrivera1@bpa.gov>; 'klarned@fs.fed.us' <klarned@fs.fed.us>; 'Prilucik, Jacob' <Prilucl@wsdot.wa.gov>; 'kaiserm@wsdot.wa.gov' <kaiserm@wsdot.wa.gov>; Jacob Prilucik <SCPlanning@wsdot.wa.gov>; RichElliott <elliott@kvfr.org>; 'sara@krdistrict.org' <sara@krdistrict.org>; 'clerk@cityofkittitas.com' <clerk@cityofkittitas.com>; 'pubworks@ci.ellensburg.wa.us' <pubworks@ci.ellensburg.wa.us>; 'comdev@ci.ellensburg.wa.us' <comdev@ci.ellensburg.wa.us>; 'energyservices@ci.ellensburg.wa.us' <energyservices@ci.ellensburg.wa.us>; Harmon, Lynn (PARKS) <Lynn.Harmon@PARKS.WA.GOV>; 'chandod@eastonsd.org' <chandod@eastonsd.org>; 'simonettam@eastonsd.org' <simonettam@eastonsd.org>; 'roslyn@inlandnet.com' <roslyn@inlandnet.com>; Robert Omans <robert@cityofcleelum.com>; 'jleonard@cityofcleelum.com' <jleonard@cityofcleelum.com>; 'kswanson@cityofcleelum.com' <kswanson@cityofcleelum.com>; Lucy Temple <lucy@cityofcleelum.com>
Cc: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>; 'Nick Wheeler' <nick.wheeler@scjalliance.com>; 'brandon.johnson@scjalliance.com' <brandon.johnson@scjalliance.com>

Subject: Notice of Application SE-19-00014

Good Morning,

Attached is the notice of application for the Love's Travel Stop SEPA Checklist (SE-19-00014). Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Friday, November 29, 2019**. 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 SEPA Determination, once made.

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[SE-19-00014 Internal Departments](#)

[SE-19-00014 External](#)

Please contact me if you have any questions.

Thank you,

Chelsea Benner

Planner I

Kittitas County Community Development Services
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Chelsea Benner

From: Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>
Sent: Wednesday, November 20, 2019 7:49 AM
To: Chelsea Benner
Cc: Holly Erdman; Smits, Brenda M (DOH); Hayden, Kathryn E (DOH)
Subject: RE: Notice of Application SE-19-00014

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Benner:

For Department of Health (DOH) Office of Drinking Water (ODW), we seek confirmation, and follow through, that water service can, and will, be provided by the Easton Water District (42700).

Thanks,

Russell E. Mau, PhD, PE

Regional Engineer
Office of Drinking Water
Washington State Department of Health
16201 East Indiana Avenue, Suite 1500, Spokane Valley, WA 99216
Russell.Mau@doh.wa.gov
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Sent: Thursday, November 14, 2019 10:50 AM
To: Pat Nicholson <pat.nicholson@co.kittitas.wa.us>; Ryan McAllister <ryan.mcallister@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Jesse Cox <jesse.cox@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Gail Weyand <gail.weyand.pw@co.kittitas.wa.us>; 'Jessica Lally' <Jessica_Lally@Yakama.com>; John Marvin <jmarvin@yakama.com>; 'johnson@yakama.com' <johnson@yakama.com>; 'enviroreview@yakama.com' <enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; 'migi461@ecy.wa.gov' <migi461@ecy.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; 'fwalker@eburg.wednet.edu' <fwalker@eburg.wednet.edu>; 'ben.serr@doh.wa.gov' <ben.serr@doh.wa.gov>; Kennedy, Becky (DNR) <Becky.Kennedy@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; 'brooksideconsulting@gmail.com' <brooksideconsulting@gmail.com>; 'Deborah.j.knaub@usace.army.mil' <Deborah.j.knaub@usace.army.mil>; 'Kimberly.peacher@navy.mil' <Kimberly.peacher@navy.mil>; 'Hendrix, Leah' <lhendrix@usbr.gov>; 'Michael.j.daniels3.civ@mail.mil' <Michael.j.daniels3.civ@mail.mil>; 'mark.a.gradwohl.civ@mail.mil' <mark.a.gradwohl.civ@mail.mil>; 'johnson_meninick@yakama.com' <johnson_meninick@yakama.com>; 'Jon_Shellenberger@yakama.com' <Jon_Shellenberger@yakama.com>; 'Jessica Lally' <Jessica_Lally@Yakama.com>; 'Noah_oliver@yakama.com' <Noah_oliver@yakama.com>; 'Mrivera1@bpa.gov'

<Mrivera1@bpa.gov>; 'klarned@fs.fed.us' <klarned@fs.fed.us>; 'Prilucik, Jacob' <PrilucJ@wsdot.wa.gov>; 'kaiserm@wsdot.wa.gov' <kaiserm@wsdot.wa.gov>; Jacob Prilucik <SCPlanning@wsdot.wa.gov>; RichElliott <elliotttr@kvfr.org>; 'sara@krdistrict.org' <sara@krdistrict.org>; 'clerk@cityofkittitas.com' <clerk@cityofkittitas.com>; 'pubworks@ci.ellensburg.wa.us' <pubworks@ci.ellensburg.wa.us>; 'comdev@ci.ellensburg.wa.us' <comdev@ci.ellensburg.wa.us>; 'energyservices@ci.ellensburg.wa.us' <energyservices@ci.ellensburg.wa.us>; Harmon, Lynn (PARKS) <Lynn.Harmon@PARKS.WA.GOV>; 'chandod@eastonsd.org' <chandod@eastonsd.org>; 'simonettam@eastonsd.org' <simonettam@eastonsd.org>; 'roslyn@inlandnet.com' <roslyn@inlandnet.com>; Robert Omans <robert@cityofcleelum.com>; 'jleonard@cityofcleelum.com' <jleonard@cityofcleelum.com>; 'kswanson@cityofcleelum.com' <kswanson@cityofcleelum.com>; Lucy Temple <lucy@cityofcleelum.com>
Cc: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>; 'Nick Wheeler' <nick.wheeler@scjalliance.com>; 'brandon.johnson@scjalliance.com' <brandon.johnson@scjalliance.com>
Subject: Notice of Application SE-19-00014

Good Morning,

Attached is the notice of application for the Love's Travel Stop SEPA Checklist (SE-19-00014). Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Friday, November 29, 2019**. 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 SEPA Determination, once made.

The following links may be used to access the complete electronic file for this project.

[SE-19-00014 Internal Departments](#)

[SE-19-00014 External](#)

Please contact me if you have any questions.

Thank you,

Chelsea Benner

Planner I
Kittitas County Community Development Services
411 N Ruby Street, Suite 2 Ellensburg, WA 98926
(p) 509-962-7506 (f) 509-962-7682
chelsea.benner@co.kittitas.wa.us

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message id: 38eb45916c6dcdbdac24bb8719d004a14

Chelsea Benner

From: Michael Jones <mikejones777@gmail.com>
Sent: Sunday, November 24, 2019 5:40 PM
To: Chelsea Benner
Subject: Loves Truck Stop in Easton Project

Follow Up Flag: Follow up
Flag Status: Flagged

My family owns a vacation home on West Sparks Road approximately 1000 feet west of the proposed Love Truck Stop in Easton. We have visited Love Truck Stops along I-90 and have found them to be a great place to stop while driving along I-90. We are in support of the proposed Loves Truck Stop in Easton.

As the documents for this project show, there are multiple trails in the proposed building site. One important trail runs alongside West Sparks & Sparks Road that goes right past the proposed development. This trail is used by motorcycles, ATV's, snowmobiles, bicycles and just folks out walking.

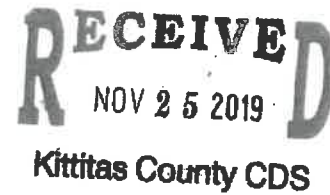
One of the most important use of this trail is snowmobiles. Snowmobiles do not travel well on paved roads, especially ones that have been plowed. They don't steer well on pavement, the pavement wears down the ski's and carbides and the lack of snow causes snowmobiles to overheat. As a result, in winter you will see most snowmobiles traveling on this trail rather than on Sparks Road.

We would like to see some mitigation for this trail to be included in the Loves Truck Stop plan.

Michael & Lisa Jones
2131 W Sparks Road, Easton WA 98925
Mailing Address: 718 115th Ave SE, Lake Stevens WA 98258

November 25, 2019

Kittitas County Community Development Services
411 N Ruby St #4
Ellensburg, WA 98926



Attn: Chelsea Benner

RE: Loves Truck Stop, Easton WA.

Please accept my initial comments regarding the application for Loves Truck Stop and Country Store.

In general I am supportive of this proposal.

This project has the potential to employ local people. It also has the potential to help solve some of the issues with Sparks Road blockages during periods of heavy snow, heavy holiday traffic and heavy summer time traffic.

No doubt this will bring more trucks and other vehicle traffic off I-90 at Exit 70.

If trucks choose to park on the off and on ramps, as they do in North Bend, this will be very problematic for snow removal and general safety.

The same problem would likely happen on Sparks Road.

WA State Patrol, DOT and Kittitas County needs to install signage and enforcement to deal with this problem.

Another concern would be air quality if Semis park for extended times with their engines running as this project is up wind from local residents.

Sincerely,

A handwritten signature in cursive script that reads "John R. Jensen". The signature is written in black ink and is positioned below the word "Sincerely,".

John R Jensen
PO Box 602
3910 E Sparks Rd
Easton, WA 98925

Chelsea Benner

From: Holly Erdman
Sent: Monday, November 25, 2019 10:21 AM
To: Chelsea Benner
Cc: Jesse Cox
Subject: RE: Notice of Application SE-19-00014

Chelsea,

The SE-19-00014 Love's project will need to provide documentation from the Kittitas County Water District #3 (Easton) showing that they will be served by the district. Additionally, they will need to obtain a permit through the Department of Health for a Large On-Site Sewage System to serve the project.

Thank you,

Holly Erdman, BS, Environmental Health Specialist II

P: 509.962.7580 | F: 509.962.7581 | E: holly.erdman@co.kittitas.wa.us
Kittitas County Public Health Department
507 N Nanum St Suite 102, Ellensburg WA 98926
www.co.kittitas.wa.us/health
Please tell us how we're doing: [KCPHD Customer Survey](#)



From: Chelsea Benner
Sent: Thursday, November 14, 2019 10:50 AM
To: Pat Nicholson; Ryan McAllister; Kim Dawson; Julie Kjorsvik; Toni Berkshire; Jesse Cox; Holly Erdman; Lisa Lawrence; Patti Johnson; Candie Leader; Gail Weyand; 'Jessica Lally'; John Marvin; 'johnson@yakama.com'; 'enviroreview@yakama.com'; 'sepaunit@ecy.wa.gov'; SEPA; Gwen Clear; 'White, Lori (ECY)'; 'migi461@ecy.wa.gov'; 'Downes, Scott G (DFW)'; Jen Nelson; 'Elizabeth.Torrey@dfw.wa.gov'; 'sepa@dahp.wa.gov'; 'jorgenja@cwu.edu'; 'nelmsk@cwu.edu'; Mike Flory; 'russell.mau@doh.wa.gov'; 'fwalker@eburg.wednet.edu'; 'ben.serr@doh.wa.gov'; 'becky.kennedy@dnr.wa.gov'; 'cindy.preston@dnr.wa.gov'; 'rivers@dnr.wa.gov'; 'brooksideconsulting@gmail.com'; 'Deborah.j.knaub@usace.army.mil'; 'Kimberly.peacher@navy.mil'; 'Hendrix, Leah'; 'Michael.j.daniels3.civ@mail.mil'; 'mark.a.gradwohl.civ@mail.mil'; 'johnson_meninick@yakama.com'; 'Jon_Shellenberger@yakama.com'; 'Jessica Lally'; 'Noah_oliver@yakama.com'; 'Mrivera1@bpa.gov'; 'klarned@fs.fed.us'; 'Prilucik, Jacob'; 'kaiserm@wsdot.wa.gov'; Jacob Prilucik; RichElliott; 'sara@krdistrict.org'; 'clerk@cityofkittitas.com'; 'pubworks@ci.ellensburg.wa.us'; 'comdev@ci.ellensburg.wa.us'; 'energyservices@ci.ellensburg.wa.us'; 'Lynn.Harmon@PARKS.WA.GOV'; 'chandod@eastonsd.org'; 'simonettam@eastonsd.org'; 'roslyn@inlandnet.com'; Robert Omans; 'jleonard@cityofcleelum.com'; 'kswanson@cityofcleelum.com'; Lucy Temple
Cc: Lindsey Ozbolt; 'Nick Wheeler'; 'brandon.johnson@scjalliance.com'
Subject: Notice of Application SE-19-00014

Good Morning,

Attached is the notice of application for the Love's Travel Stop SEPA Checklist (SE-19-00014). Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on Friday, November 29, 2019**. 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 SEPA Determination, once made.

The following links may be used to access the complete electronic file for this project.

[SE-19-00014 Internal Departments](#)

[SE-19-00014 External](#)

Please contact me if you have any questions.

Thank you,

Chelsea Benner

Planner I

Kittitas County Community Development Services

411 N Ruby Street, Suite 2 Ellensburg, WA 98926

(p) 509-962-7506 (f) 509-962-7682

chelsea.benner@co.kittitas.wa.us

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KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

TO: Ms. Chelsea Benner, Planner II

COPY: Ms. Candie Leader, Administrative Assistant
Mr. Zachery Peebles, ET 1

DATE: November 25, 2019

FROM: Mark R. Cook, Director 

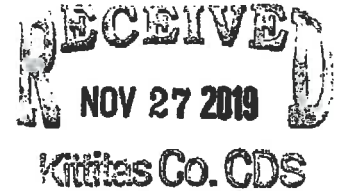
RE: Love's Truck Stop, SE-19-00014

Public works has reviewed submitted materials for Love's Truck Stop in Easton, WA. Our SEPA comments appear below for your consideration.

1. The applicant shall define the rationale for utilizing the "Truck Trip Generation Study" from the City of Fontana (2003) as the basis for trip generation in the supplied traffic study. Once Public Works accepts the use of the cited reference, no mitigation for anticipated traffic impact is required.
2. An access permit is required for both access locations on Sparks Road.
3. The applicant will submit an address application for the proposed location.
4. Public Works will review the stormwater plan for the site once a plan (sealed by a professional civil engineer in the State of WA) is received for review.
5. A grading plan is required supporting site improvements.
6. Public Works notes that the SEPA checklist identifies that water will be provided through the Easton Water District. Public Works further understands that the applicant is working with the Easton Water District on a development agreement and an extension of service to the subject site. The Kittitas County Department of Public Health will perform an Adequate Water Supply Determination before a building permit is issued.

Kittitas County Community Development Services
411 N Ruby St, Suite 2
Ellensburg WA 98926
Attention: Chelsea Benner

November 25, 2019



RE: Love's Travel Stop SEPA (SE-19-00014)

Dear Chelsea,

The following are my comments on the above referenced SEPA Environmental Checklist. This document contains erroneous information, vague and incomplete information. The Traffic Impact Analysis contains many errors and does not put forth the image a professionally prepared document. To put it honestly the person who prepared it does not demonstrate the ability to read a map. Close scrutiny of this report, by CDS and Public Works, should be in required.

Thank you,
Marge Brandsrud
PO Box 638
Easton, WA 98925
dmbrandsrud@comcast.net

A Background

10. Given the quantity if cut and fill material propose a grading permit will be required. Kittitas County Health Department will require a permit for the onsite sewer system. A driveway permit will be required. WA Department of Labor and Industries will require an electrical permit for all electrical installations at the proposed facility. A storm water permit will be required. A permit for the installation of proposed propane tank or tanks will be required

B Environmental Elements

2. Air

a. The types of emissions to the air occurring after construction is complete concerns me. The air quality is often diminished (especially during winter months) in the Easton area due to inversions which trap pollutants at the surface. Often wood smoke causes unhealthy conditions before a burn ban is put in place. It is likely that at least a portion on households burning wood for heat have on other source and continue to burn. The concern here being the trucking industry generally uses diesel fuel which is well known to emit large amounts of harmful particulate matter. Federal law and scheduling require truck drivers to rest and be off duty for hours or hold in place for load delivery or pick up. During these long hours of parking most trucks do not turn of engines. These drivers need to use heat, air condition and possibly refrigeration units for cargo. I would propose a requirement that engines be turned off at all times when patronizing the proposed facility. Many travel centers have parking stations that allow overnight or hours long stays by providing no-idle electrified parking spaces. Providing these types will

reduce the carbon foot print of the proposed facility. Any requirement to control or reduce the carbon foot print of a proposed industrial development especially in an area which is subject to frequent seasonal air inversions should be seriously considered.

3. Water

b. Ground Water

1) Please require a signed contract with the water district and approval from Washington Department of Health.

2) I believe the answer to this question requires additional information. The question asks about septic tanks and other sources. Other sources include treated storm water which can include petroleum products, antifreeze, human and animal waste de-icing chemicals and other substances considered hazardous. This question also asks for a description of the general size of the system. The applicant has provide no information regarding the size of the septic or storm water treatment system. Although I understand the proposal does not include houses this question does asks for the number of humans or animals the systems are expected to serve.

c. Water runoff (including stormwater)

1) The answer to this question requires additional information also. There is no statement describing the source of runoff or the method of collection and stated treatment. I also believe there should be an estimated quantity included. The fact that 74% of the proposed development will be impervious should require some detailed estimates of septic and stormwater quantities to be infiltrated in to the remaining 26%.

2), 3) Stormwater runoff in the Easton area can be a problem during times of snow melt and can cause flooding and standing water if the system is not designed adequately. Inadequate control of stormwater on such a large impervious area could cause local flooding and possible runoff on to abutting properties. Untreated runoff could likely contain large amounts of commercial de-icer and snow melt chemicals. Any petroleum products and other hazardous materials which may have been deposited over the winter months when detecting, containing and cleanup of would also by pass any treatment process and be deposited in unintended areas.

5. Animals

a. Additional birds should include - pelated woodpecker, northern flicker, red headed woodpecker, crow, raven, dove, swallow, dark eyed junco, gross beak, thrush, humming bird, finch, bantail pigeon, nut hatch, osprey, +++.

Additional mammals should include – skunk, raccoon, vole, goffer, bob cat, coyote, Douglas squirrel, cougar, California ground squirrel, bat, rabbit, chipmunk,

7. Environmental Health

a. Information provided in response to this question is much too generic. Gasoline, diesel, motor oil, other lubrication products used for truck lube/oil services and anti-freeze are hazardous materials as well as fire and explosion hazards. The storage and disposal of hazardous collected during truck lube/service operations and spill cleanup must follow Federal, State and County regulations. Language

supporting and citing regulations and codes should be included in approval of this application. Oil or fuel spill response procedures manual and documented employee training are highly recommended.

a.)3 The information provided here is incomplete. Given the description the description of operations provided in 7.a. additional hazardous materials will be present during the life of the operation. Those hazardous materials will also include, waste oil, used antifreeze, possibly contaminated diesel and gasoline, used lubrication and fuel filters, grease rags, brake dust, lubricating materials, chemical based cleaning products and other products that must be treated as hazardous and have safety procedures in place for proper containment and disposal.

a.4) The response "no special emergency service requirements are anticipated" is a bit too optimistic to believe. Local emergency services are limited in Easton. The County Fire Marshal, Fire District 3 Public Works and WSDOT are best suited to provide a clear picture of the challenges in providing emergency services to the Easton community. It must be kept in mind that access to the Easton community is clearly limited. I 90 is the only access to Easton. In the event that either the Exit 70 or Exit 71 access were to be impaired access to part of Easton would not be available at all. Given the fact that Fire District 3 equipment is on the south side of I 90 and the only access to the north side of I 90 is across the Exit 70 and Exit 71 overpasses. Further complicating the situation is the Yakima River which does not allow access from Exit 71 to the northwest area of Easton where the proposed operation is located. That access is only from Exit 70. The Yakima River also does not allow access to the northeast area of Easton. This may be confusing to anyone not familiar with the Easton community, but a close look at the County map will clear up that confusion. Access to timely emergency services is vital to public health safety and welfare. That access is currently impaired at times when winter weather or traffic accidents close I-90. The Easton community becomes isolated and traffic from I 90 floods the only roads in Easton. There is very limited parking available and only a couple of sanitary facilities which become over used and have in the past disrupted the septic systems. There are no shoulders on the road on the north side of I 90 and limited shoulder parking on the south side of I 90. Traffic from I 90 simply parks in the travel lanes of the roadway ignoring the NO PARKING signs posted along E Sparks Road. Traffic will also park on the I 90 over pass at Exit 70 and continuously block access to local residents and emergency services. Fire District 3 which serves the Easton community is a volunteer department and many volunteers live on the north side of I 90. At times when traffic from I 90 blocks the local roadways it is impossible for fire and medical services to operate and provide possible life saving services. The design and approval of the proposed operation must make health safety and welfare a priority.

b. Noise

2) Long-term noise will include sources in addition to trucks and autos entering and leaving the truck stop facility. Noise emitted by tools used in the operations of tire changing and oil/lube services will produce a higher decibel noise level than the coming and going of trucks and autos. Additional noise will be emitted from air compressors, refrigeration, heating and cooling equipment, exterior speakers for the drive through food operation and other sources.

3) There are no proposed mitigations offered for long term noise emissions. Night time noise emissions must be limited. Tire and service work areas must not be allowed to operate during night time hours. Although the proposed truck stop is zoned properly, neighboring parcel uses include residential, a

campground and a bed and breakfast facility. The Easton community is a rural area and placing a facility such as a truck stop is going to be met with considerable opposition. Mitigations for noise, traffic, emergency services and visual esthetics are essential.

11. Lighting and Glare

b. Refer to County Code WSDOT Aviation and FAA rules regarding lighting requirements in areas near airports.

12. Recreation

a. Additional recreation opportunities include many organized equestrian, motorcycle and snowmobile events most of which are held at Silver Ridge Ranch which directly abuts the proposed truck stop property. Silver Ridge Ranch has been a part of the Easton Community for many years and includes a campground, horse pasture and bed and breakfast. There is also a private campground which directly abuts Easton State Park. There are also a number of groomed snowmobile trails, a snow park and the John Wayne State Park Trail.

14. Transportation

a. In answering this question the applicant has made incorrect statements which baffle me. Upon further investigation I observed the same errors in the Traffic Impact Study. I would be hesitant to accept or relay on information in that document. Lake Easton Road is within Lake Easton State Park and does not serve as a route to the proposed truck stop or access to I 90. The proposed access to the project may in fact be from E Sparks Road. The divide between East and West Sparks Road is not clear looking at the County Assessors map. Public Works will have to clarify information regarding these issues.

f. The number of additional vehicle trips projected is monumentally more than current volumes experienced at that intersection. The question which asks what percentage of the volume would be trucks is not answered.

h. Proposed measures to reduce or control impacts are very vague and absolutely inadequate. Mitigation to assure safety and acceptable traffic flow is essential to public health safety and welfare. Kittitas County and WSDOT must work to require proper mitigations before this proposal is approved.

15. Public Services

a. When an estimated 8,600 vehicle trips per day are added to the current trips per day there will certainly be an increase in the need for services. There are less than 500 residents in the Easton community. An additional minimum 8,600 (if each vehicle only contains 1 person) in addition to employees of the facility will increase those served by public services substantially. When there is an estimated 170% increase in citizens to be served it would be irresponsible to assume there will be little need for additional public services.

16. Utilities

b. Power will likely not be provided by Kittitas PUD. Power is currently provided to the Easton Community by Puget Sound Energy. I would suggest an inquiry regarding the intention to provide

internet to the facility. Internet service to the Easton is currently not what would be expected by a company that will use it in many of its daily operations as well as providing public access to its patrons.

Chelsea Benner

From: Deidrah Wright <deidrahw@icloud.com>
Sent: Tuesday, November 26, 2019 10:19 AM
To: Chelsea Benner
Cc: George Wrighthorhay
Subject: Loves Truck Stop Easton

Hello Chelsea,

I have a questions and concerns regarding the proposed Loves Truck Stop in Easton.

I noticed that the application is incomplete but you signed it off as complete. The last 2 pages are blank on the checklist with some very important questions about the environmental impact this project will have.

What is the plan to protect the dark skies of this small town. The lighting from a 24 hour truckstop and restaurant will create an umbrella of light blocking out some of the stars for all future generations. Protect Dark skies. 🌌

What is the plan to police this area? Truck stops are notorious for drug activity, prostitution, human trafficking and littering of human waste by truck drivers. How is that going to be managed?

What is the plan to protect the river from fuel spills and oil run off from trucks? The wildlife in the area need protection from this.

What is the plan to accommodate the massive amounts of truckers when the pass closes? Overflow into neighborhoods where people live? The trucks jackknife as it is when there is tons of snow on those backroads that are not built for the heavy truck traffic.

How will this impact the local businesses in the area?

Noise control? 24 hour truck stop will increase noise for the residents. Air quality? Air quality will be comprised with trucks running engines.

What is the plan for a Fire Department and first responders that can handle the massive traffic population increase in this area.

How will schools & school children be impacted?

Deidrah Wright



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

November 26, 2019

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

Re: SE-19-00014

Dear Chelsea Benner:

Thank you for opportunity to comment on the pre-threshold determination for the Love's Travel Stop facility. We have reviewed the environmental checklist and have the following comment.

WATER QUALITY

Project with Potential to Discharge Off-Site

If the project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact Lloyd Stevens, Jr. at the Dept. of Ecology, 509-574-3991, with questions about this permit.

Sincerely,

Gwen Clear
Environmental Review Coordinator
Central Regional Office
509-575-2012
crosepa@ecy.wa.gov





**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

November 27, 2019

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

Attention: Chelsea Benner, Planner

Subject: SE-19-00014 – Love's Travel Stops & Country Stores, Inc.
SR 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) Exit 70/West Easton interchange and the Easton State Airport.
- We concur with the summary and conclusion of the proponent's Traffic Impact Analysis (TIA). I-90, including the interchange, will continue to operate within acceptable operational and safety thresholds with the project.
- Any proposed lighting must be directed down towards the site and away from I-90 and the airport.
- Proposed buildings, landscaping, and other improvements will need to comply with certain height restrictions. The proponent is encouraged to contact Patrick Wright of the WSDOT Aviation Division at (360) 709-8019 for specifics.
- 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

PG: jjp

cc: SR 90, File #9
Mike Krahenbuhl, Area 1 Maintenance Superintendent
Patrick Wright, Aviation Planner



President
Doug McClelland (*), Former Assistant Region Manager
Washington State Department of Natural Resources

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Alison Washburn, Store Manager, Bellevue REI Co-op
Joel Yoker, Principal Program Manager, Microsoft; Snoqualmie Valley Youth Activities and Community Center

(*), Executive Committee Member
(X) Ex-Officio {non-voting} Director

November 27, 2019

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

Re: Proposed 24-Hour Love's Travel Stop and Country Store near Lake Easton

Dear Ms. Benner and members of Kittitas County Community Development Services,

We are writing on behalf of the Mountains to Sound Greenway Trust about the proposed Love's travel Stop and Country Store on the north side of I-90 across from Lake Easton in Kittitas County.

The segment of Interstate 90 between Seattle and Ellensburg in Washington state is a federally-designated National Scenic Byway. Federal, state, local and municipal agencies have invested significantly in land conservation and attractive public infrastructure to ensure that this stretch of interstate highway retains its scenic character. Cities and towns are separated by forest, farms, grasslands and sweeping mountain views. Thanks to the Washington State Department of Transportation, counties, and municipalities, new infrastructure along Interstate 90 is designed with nature-themed retaining walls, wildlife overpass and underpasses, and natural colors whenever possible.

For the new travel stop, we encourage you to request site layout and design plans with a significant buffer of conifer trees between the travel stop and the highway, tasteful signage that is not neon or intrusive, and design to suit the natural character of this rural part of Kittitas County. We hope that visitors to Lake Easton State Park and Palouse to Cascades State Park Trail will still enjoy a tranquil experience in nature.

We appreciate Washington State's need for more truck parking and facilities, especially along Interstate 90, the busiest east-west route in the state. A country store and restaurant at this location may provide amenities to nearby residents as well as to visitors to both state parks.

The Washington State Department of Transportation and State Patrol are seeking to locate a weigh station near Cle Elum. It is our understanding that additional truck parking capacity is needed in Ellensburg. Hundreds of trucks park along the

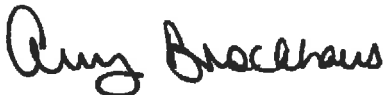


highway in North Bend due to insufficient capacity. We encourage you and county officials – in both King and Kittitas counties - to plan for all this new infrastructure together so that freight needs can be met and balanced with the wishes of local residents and retention of the highway's scenic character.

Would it be possible for us to work with developers of the site to provide input on their design? Please contact amy.brockhaus@mtsgreenway.org or 206.327.1732 with any opportunities to comment, or if we can provide additional information.

Thank you for your consideration for this important project.

Sincerely,



Amy Brockhaus
Deputy Director



Nicky Pasi
Upper Yakima Community Coordinator

Cc: Senator Judy Warnick, 13th District, Washington State
Representative Tom Dent, 13th District, Washington State
Laura Osiadacz, Kittitas County Commissioner
Brian White, Washington State Department of Transportation
Todd Trepanier, Washington State Department of Transportation
Jason Both, Lake Easton and Palouse to Cascades State Parks, Washington State Parks
Scott Griffith, Washington State Parks and Recreation Commission

Chelsea Benner

From: CDS User
Sent: Monday, December 02, 2019 9:32 AM
To: Lindsey Ozbolt; Jeremy Johnston; Chelsea Benner; Kelly Bacon (CD)
Subject: FW: Easton Truck Stop

Follow Up Flag: Follow up
Flag Status: Flagged

From: Scott Campbell [<mailto:campbellqanq@gmail.com>]
Sent: Friday, November 29, 2019 10:24 AM
To: CDS User
Subject: Easton Truck Stop

A small 16 acre parcel is not large enough in our "8 feet of snow winters" to have semi's on compact snow and ice trying to find a parking spot or get gas.

The County Road Division has East and West Sparks on a low priority for road clearing often waiting days to get the major roads done before ours.

During the winter, the Truck Stop would need a plow driver to clear the tight acreage and then in the spring all the diesel oil and fuel filled snow will melt along the edges of the 16 acre parcel right into the creek. We all know their plow driver will push the winter snow berms to the outer edges of the property where truck are planned to park. Haven't you seen what a small truck stop at Exit 22 has done to the roadways? I90 has both on and off ramps filled every day with trucks that don't fit in the truck stop.

We have jack knifed semi's all winter as it is, one could only image the cacaos this will cause to the ONLY EXIT for 300 residents! WE ONLY HAVE ONE WAY OUT!

Regards,
Scott Campbell
Cell 425-505-3336

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message id: 38eb45916c6dcbdac24bb8719d004a14

Chelsea Benner

From: CDS User
Sent: Monday, December 02, 2019 9:33 AM
To: Lindsey Ozbolt; Jeremy Johnston; Kelly Bacon (CD); Chelsea Benner
Subject: FW: Truck stop Easton

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: Maria Clarke [<mailto:tiamaria2506@aol.com>]
Sent: Friday, November 29, 2019 10:13 AM
To: CDS User
Subject: Truck stop Easton

I personally have a cabin , have owned for many years . We bought into that area to have a peaceful forested area to visit. We live in the city and bought a cabin to get away from all of that noise , pollution and people . Putting a truck stop in the Easton area will bring noise , pollution all the things we wanted to get away from on the weekends ! It is unthinkable that anyone who wants to ruin such a beautiful area just to make money !!It will bring crime up and unwanted people that will linger .

Maria CLARKE
Sent from my iPhone

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Chelsea Benner

From: CDS User
Sent: Monday, December 02, 2019 9:29 AM
To: Jeremy Johnston; Lindsey Ozbolt; Chelsea Benner; Kelly Bacon (CD)
Subject: FW: Love's Truck Stop Planned for Easton at Exit 70

Follow Up Flag: Follow up
Flag Status: Flagged

From: Douglas Coburn [<mailto:douglas.coburn156@gmail.com>]
Sent: Friday, November 29, 2019 1:24 PM
To: CDS User
Subject: Love's Truck Stop Planned for Easton at Exit 70

Sir or Ma'am

I'm writing in opposition to the proposed truck stop in Easton off exit 70! Truck stops like this are hot beds for criminal activity such as drugs, prostitution and human trafficking! Traffickers use stops in areas like this due to a decreased Law Enforcement presents and remote location. It's not a matter of if these things will happen it's when and when they do it will draw resources from the Sheriff's Office to battle it! Money better spent elsewhere!

There will be environmental impacts as well noise, light and air pollution to name a few. We all live in Easton to avoid these things. Then you have the major impacts such as diesel and other harmful chemicals seeping into the soil. Contamination of the water table and other damage, these are the kind of things that could have effects that our children's children have to live with! Damage to the roads from excess heavy traffic, along with the oils and fuels leaked on to them from poorly maintained vehicles will increase our maintenance costs, as well as hurt the environment. This will have a major impact on the environment that will result in some sort of cleanup of the soil! To think that hundreds of more semi-trucks stop idling in Easton is a good idea is ignorant and just bad for any environment!

Now I know someone is thinking it will bring jobs to the community but these jobs usually don't carry a living wage and i don't think there are enough positive effects on the economy to outweigh the negative effects! You are going to add increased costs on the county for an increased Law Enforcement presents, road maintenance and environmental impact. This does not address the impact it will have on the other small business in the area that will suffer from the loss of revenue they will surely surfer, that will result in a loss of jobs at these other places.

It is my belief that there are no positives for this community and that it will do nothing but create problems that the people of Easton will be stuck to deal with. To say I oppose this project is an understatement this is the worst thing idea I have heard come out in my 22 years living in this community! The environmental impact will not be seen for years after it is in place but will happen. The drugs, prostitution and human trafficking will come far more rapidly and damage this community at its core! The supposed economic up side will only be for the people that own the truck stop, in their profits, because any revenue it may generate for the county is more than likely going to be used to fight the ill effects of this project! I will oppose this at every chance I get, this is defiantly not good for this community or the county as whole!

--

Thank you for your time
Douglas Coburn



Kittitas County Fire District #3
PO Box 52, Easton, WA 98925

MEMORANDUM

Date: November 29, 2019
To: Kittitas County Commissioners
Kittitas County Community Development Services
From: Kittitas County Fire District 3 Board of Commissioners
Subject: Proposed Use for Love's Truck Stop, Easton, WA
Project File # SE-19-00014

The Kittitas County Fire District #3 Commissioners concerns:

The Board of Commissioners of Kittitas County's Ordinance requires the applicant to contact our District to determine appropriate mitigation measures for this project. It was also required that the applicant properly notify the District of the application and conduct a public hearing.

To this date, no contact nor notification has been received by the District from this applicant. The District has never been contacted by the County nor the applicant. We Commissioners believe the applicant nor the developer/landowner has not been forthcoming and their actions are being deliberate and calculated by not following your requirements. We would hope their application be denied until their plan allows for a proper analysis and timeliness for mitigation of issues with our District and the Fire Marshall.

Respectfully,
Cynthia McLaughlin, Board Chair
Leonard Lopez, Commissioner
Terri Campbell, Commissioner

Chelsea Benner

From: CDS User
Sent: Monday, December 02, 2019 9:34 AM
To: Lindsey Ozbolt; Chelsea Benner; Jeremy Johnston; Kelly Bacon (CD)
Subject: FW: Loves Truck Stop

Follow Up Flag: Follow up
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From: Jackie MARCHEFKA [<mailto:jackiemikem@msn.com>]
Sent: Friday, November 29, 2019 8:38 AM
To: CDS User
Subject: Fwd: Loves Truck Stop

Sent from my iPhone

Begin forwarded message:

From: JACKIEMIKEM@msn.com
Date: November 29, 2019 at 8:34:34 AM PST
To: CDS@CO.KITTATAS.WA.US
Subject: Loves Truck Stop

I am writing as a property owner in Easton, Wa. who is very concerned about the current plan for Loves Truck Stop.

The application states the additional projected vehicle trips per DAY would be 8,560. Have you been to this 3 way stop intersection at Sparks and Lake Easton Rd? Please go. Be aware that Sparks Rd in both directions are dead ends. You go in and turn around to go back out.

Absolutely no place for semis to park and very difficult to turn around.

How will they know this when freeway is closed and truck stop is full? That causes a huge problem when the freeway is closed now.

There is a community road for property owners and very small businesses in the area, and two I-90 off ramps and two I-90 on ramps sandwiched together within approximately the width of the freeway.

How are 8,560 ADDITIONAL vehicle trips DAILY going to move thru here?

Then add the snow.

Add all the accidents that backup the freeway. Add emergency vehicles trying to get thru.

Now add Marion Meadows.

This is going to be worse than the rush hour traffic in LA. Only all the time.
Look at all the semi trucks that park on the off ramps, on ramps and side roads at the North Bend truck stop. I have counted over 50 semis and trailers at one time. Can you see that here? Who will monitor the traffic flow here so the homeowners will be able to support our local little businesses and get to the freeway?

There are 2 truck stops in Ellensburg and 1 at North Bend. How many uncounted trucks will come to Loves instead of going there? They certainly can continue to fill their tanks and whatever there.

You are aware of the wildlife here. That's why the animal overpass is in the states plan. And redoing the freeway on Easton Hill.

Let's also add the noise and light pollution, environmental pollution and now like all truck stops add more drugs and prostitution and thefts.
Also add the homeless.

All with out enough police coverage for the area.
Easton is not like a city. It's a village.

This current plan will
CRIPPLE this little community.

Please re-evaluate the current plan.

Sincerely,
The Marchefkas

Chelsea Benner

From: CDS User
Sent: Monday, December 02, 2019 9:29 AM
To: Lindsey Ozbolt; Jeremy Johnston; Kelly Bacon (CD); Chelsea Benner
Subject: FW: Loves Proposed Truck Stop at Easton

Follow Up Flag: Follow up
Flag Status: Flagged

From: Eric Paffenroth [<mailto:eric.paffenroth@gmail.com>]
Sent: Friday, November 29, 2019 4:41 PM
To: CDS User; Eric Paffenroth
Subject: Loves Proposed Truck Stop at Easton

Concerning SE-19-00014

We need to address multiple paths for trucks besides exit at 70. All Loves in the US have two or more ways to gain access and leave a truck stop.

We need to address pollution of diesel trucks running at the truck stop.

--
Best Regards,



Eric Paffenroth

253-777-9062

eric.paffenroth@gmail.com

Real-time house listings on my website powered by Keller Global

www.piercecountywaterfront.com

www.myseattletacoma.com

Look me up on Facebook!

www.facebook.com/paffenrothproperties

Licensed with Kelly Right RE, Inc. (95895)

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Chelsea Benner

From: CDS User
Sent: Monday, December 02, 2019 9:34 AM
To: Lindsey Ozbolt; Jeremy Johnston; Chelsea Benner; Kelly Bacon (CD)
Subject: FW: Love's Truck Stop in Easton

Follow Up Flag: Follow up
Flag Status: Flagged

From: Terri Campbell [<mailto:eastonvillageroad@gmail.com>]
Sent: Friday, November 29, 2019 10:10 AM
To: CDS User
Subject: Love's Truck Stop in Easton

There has been no in-person public comment period to discuss the proposed addition of a Love's Truck Stop in Easton. 200 residents have only one exit out of West and East Sparks and we need to be able to express our views in an open forum.

Respectfully,
Easton Village Road
POBox 612
Easton, WA 98925

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message id: 38eb45916c6dcbdac24bb8719d004a14

Chelsea Benner

From: CDS User
Sent: Monday, December 02, 2019 9:33 AM
To: Chelsea Benner; Lindsey Ozbolt; Jeremy Johnston; Kelly Bacon (CD)
Subject: FW: Easton Love's Truck Stop

Follow Up Flag: Follow up
Flag Status: Flagged

From: Terri Campbell [<mailto:terriacampbell@gmail.com>]
Sent: Friday, November 29, 2019 10:17 AM
To: CDS User
Subject: Easton Love's Truck Stop

Where is the open public forum to voice our concerns?

The addition of a Love's Truck Stop in Easton on a small 16 acre parcel is absurd. The run-off alone into the Yakima River will destroy the fish population. The containment area for diesel, gas, and oil would already cut into the 16 acre parcel tremendously and seep into Silver Creek.

When we get 6 to 8 feet of snow on an average year that parcel will be jammed up even more with mounds of snow as they should be mandated to keep the snow on their property and not push onto others.

The over 200 residents have only one exit out of West and East Sparks and during the winter, often times the road is blocked with jack knifed trucks stuck in the snow.

This narrow road intersection is not capable of large semi's navigating around the snow berms and compact snow and ice. West and East Sparks is not a priority for County Road to clear and plow in fact it's a Level 3 access road and we will go one or more days before receiving basic plowing. Often times a week you can see the oil pan of our truck dragging down the middle of the road when our tires are in ruts as much as 14".

During the summer, the gas station is the only one between Cle Elum and the Pass with 15 miles in either direction. Recreational Vehicles and cars are often backed up onto East Sparks waiting to get into the gas station with merely 4 gas pumps across 30 feet and with an active truck stop would be havoc navigating around everything.

We need to be able to express our views in an open forum and have our voices heard.

Respectfully,
Terri Campbell
POBox 700
Easton, WA 98925

Chelsea Benner

From: CDS User
Sent: Monday, December 02, 2019 9:29 AM
To: Lindsey Ozbolt; Jeremy Johnston; Chelsea Benner; Kelly Bacon (CD)
Subject: FW: Loves truck stop

Follow Up Flag: Follow up
Flag Status: Flagged

From: Cathy Whelpley [<mailto:cwhelpley@gmail.com>]
Sent: Friday, November 29, 2019 11:19 AM
To: CDS User
Subject: Loves truck stop

We live in Easton and are opposed to the truck stop it will bring to much traffic on that exit and bring down the value of all the houses around it, please don't do this to the people who live off of exit 70

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Chelsea Benner

From: CDS User
Sent: Monday, December 02, 2019 9:28 AM
To: Lindsey Ozbolt; Jeremy Johnston; Kelly Bacon (CD); Chelsea Benner
Subject: FW: Love's Truckstop Easton Exit 70

Follow Up Flag: Follow up
Flag Status: Flagged

From: jason moulton [<mailto:moultonjason70@hotmail.com>]
Sent: Saturday, November 30, 2019 4:52 PM
To: CDS User
Cc: jason moulton
Subject: Love's Truckstop Easton Exit 70

I own property on East Sparks. I am not opposed to the Truck stop at this location. Frankly I am surprised that it has taken so long for someone to come up with this idea. I was hoping that it would include turtle town and the property behind it that used to be a campground. That area has really gone down hill over the years and is large enough to provide temp parking for long haul trucks servicing the greater Seattle area. I worked for Safeway for years. Safeway brings in hundreds of truck loads of groceries every day. Because of the number of loads coming in, the truckers were given a two hour window for arrival in Auburn at the Distribution Center. The only truck stops that are close enough to use are in Ellensburg, or North Bend on Interstate 90. Every city in the greater Seattle area will not allow trucks to park on the municipal streets. As a result you see the trucks backed up on the on and off ramps near the North Bend Truck stop. North Bend cannot handle the number of trucks that need to lay over going or coming into the Seattle area. This truck stop in Easton, will give the truck drivers another option that still will allow them to be in closer to Seattle to make the time window required. I am a bit concerned about the holding capacity of the proposed site. I was hopeful that it would be larger. There is a concern that we may find ourselves in the same condition as North Bend with trucks parked on East and west Sparks as well as the off ramps. If this truck stop is approved there needs to be ordinances in place with appropriate sanctions to insure that the trucks don't end up blocking the freeway on and off ramps as well as the county roads.

I know that there are a lot of issues associated with the trucking business and truck stop operations. Even considering those issues, having legitimate truck stops with good rules, and discipline, coupled with proper law enforcement can mitigate many of the issues. The revenue generated from the fuel operation, associated food services and other pay for service features should be a real boon to the the Upper Kittitas County. Loves will also be a good employer to add to the area with service and food related jobs.

What the county does need to consider is the impact of this truck stop on law-enforcement related services as well as other emergency services. There are inherent costs associated with truck stops that need to be reviewed and understood. Even with those added costs I think the value of the truck stop at this location outweighs the downsides.

I hope that a heavy wrecker service may be included with the truck stop. Right now I think the heavy wreckers are coming from a significant distance which creates issues when the trucks collide, break down and or are in

accidents due to traffic and weather. There should be some discussion on this as I think including that as part of the deal would be very advantageous to everyone concerned.

Jason B. Moulton
3251 East Sparks
(425) 777-0345

Sent from [Outlook](#)

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