

From: [Debbie Bogart](#)
To: [Jeremiah Cromie](#)
Subject: VA 23 00003 Zoning Variance Application
Date: Thursday, May 11, 2023 4:49:41 PM

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The following comments are being submitted regarding VA 23 00003 Zoning Variance Application
Landowner Sparks Park LLC C/O Lisa Weis
Agent AJ Sandhu
Tax Parcel number: 778834

As a rural community, one without sufficient infrastructure to support a major development such as the proposed truck stop, there are several valid issues that are concerning. The following are those that I am submitting comments on and wish to have noted. There are many more concerns, noise, traffic mitigation, toxic waste.

B. Environmental Elements:

- The level of impervious surface that the applicant states, which at the level of 74% ,does not reflect the goals stated within the Type 3 LAMRID that this area has been zoned for.
- Water- Ground Water has not been requested from the Easton Water District and at present it is unknown if there is sufficient water availability to meet the amount of water needed. In addition, the applicant has not indicated the approximate quantities of water required or how the water will be discharged.
- Waste treatment being discharged from septic tanks or other sources has not been clearly identified, there is no clear indication of what type and size of the waste treatment will be required to service this proposed development.
- Water runoff, specifically management of storm water has not been thoroughly identified. There is no method of collection, including management of large amounts of snow that will need to accumulate and then add to the level of runoff that will add additional impact to the area being developed and to the surrounding lands.
- The applicant has not sufficiently answered the following questions within Section 3: Water.
 - Could waste materials enter ground or surface waters?
 - Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so describe.
 - Proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts if any.

Regarding Section 4 – Plants

- A thorough assessment of endangered species, plants and animals should be conducted in this area, to determine which species are currently growing in this area. Resources such as the Forest Management, Rangelands Management, & Vegetation Ecology Programs can provide additional verification of any rare or endangered plant species. Within the area proposed, bear grass, western columbine, Indian paintbrush, dwarf purple monkeyflower, lady's slipper, trillium, and other plant species can be found and will be either eliminated or significantly impacted due to surface covering, water runoff and overuse by pedestrian and domestic animal traffic.

Regarding Section 5 - Animals

- A thorough assessment of animal traffic and habitation should also be undertaken. The area has several migratory bird species that nest and feed young, both on land and in Lake Easton and the Yakima River. Osprey, Eagles, Swans, multiple species of duck and geese. The area of the proposed development is within a migratory path for birds of all sizes and during all seasons of the year. Increased garbage by the development would only increase some negative activity by bear, racoons, crows, rats, mice, and other animals which would increase potential threat for harm and disease.

Thank you,

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