

From: [Patti Hebert](#)
To: [Jeremiah Cromie](#)
Subject: RE: VA-23-00003 Sparks Variance
Date: Wednesday, May 10, 2023 10:58:00 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.

TO: Jeremiah Cromie
Staff Planner
Kittitas County, Washington

From: Patsy J. Hebert
241 Rally Way
Easton, Washington 98925

RE: VA-23-00003 Sparks Variance

I am writing to express my strong opposition to the proposed zoning variance set out in application VA-23-00003, Sparks Park Variance. I am very against this application, and the following are my major concerns:

(1)Flood Zone: Lake Keechelus, Lake Kachess, Lake Easton all are part of the Yakima River watershed, and emergency evacuation route signage is provided - this reinforces the understanding that the project is within a flood zone. This seems to be unaddressed in the application.

(2)The removal of all trees in the project area which lays within a watershed that supplies drinking and irrigation water, is insensitive to that fact that fresh water begins in healthy forests. To allow septic tanks, storm and surface water (laden with fuel, oil, antifreeze, de-icing materials) to be discharged into ground water under the truck site, it

follows that this also would go into Kachess river and lake Easton -1/4 mile from the proposed site.

There are no sufficient prescribed remedies to this concern in the application.

(3)Air Pollution: Idling Trucks. Easton is in a zone that is routinely inundated with smoke and pollution from fires and exhaust. Idling truck (exhaust) in winter can be smelled less than 2/10mile from freeway source and increasing sources and/or adding that to summer smoke from wildfires with inversion is not an appetizing proposal.

The Applicant does not address or recognize this issue, nor provide remedy or concern for those camping in tents on property that abuts the proposed site (which would destroy an existing business).

(4) Snow: Easton is known to be extremely covered in snow, in Fall, Winter, and early Spring. There are many car and Truck spinouts and crashes, with associated hours of delays relating to cleanup and/or investigations. There is not a police force in Easton - so no one can field emergency calls especially when I-90 (only egress/ingress) or related rural roads is/are shutdown in both directions. County and State Patrol will not stop in those severe weather events and use their lights to get through and out of the area, and locals cannot reach the off ramps (exits 70 or 71) to get home. Adding a truck stop and you have a total disaster situation.

There is NO snow removal plan included or identification of snow storage location identified. The application seems to ignore the heavy snow loads and adverse weather effects on the location, and does not provide sufficient remediation.

In closing, accepting this application and variance would negatively change the existing rural character of Easton and provide an avenue or precedence for other developments to due the same. It places (all of

our) valuable resources at risk, would destroy local (and longstanding) businesses, and increase crime and illegal activity (associated with type of use proposed).

Please do not allow such a change to occur in the presently accepted zone LAMIRD 3.

Sincerely,

Patsy J. Hebert