

# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926  
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Office 509-962-7506

Building Partnerships - Building Communities

## RE-NOTICE OF APPLICATION Sparks Park Variance (VA-23-00003)

**Notice of Application: April 27, 2023**

**Application Received: February 2, 2023, April 17, 2023 (SEPA Checklist)**

**Application Complete: February 17, 2023, April 21, 2023 (SEPA)**

**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.

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

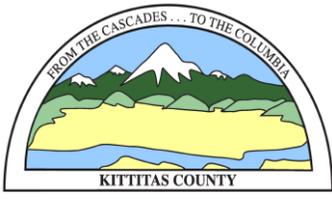
**Proposal:** Angadjot Sandhu, authorized agent, submitted a Variance application on February 2, 2023 pursuant to Kittitas County Code (KCC) 17.84 on 16.51 acres of land zoned LAMIRD Type 3 General Commercial in a LAMIRD Land Use currently owned by Sparks Park LLC. The variance request is for a truck 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.

**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 May 12, 2023**. Any person has the right to comment on the application and request a copy of the decision once made. All comments from the previous comment period for the variance that ran from February 23, 2023 to March 13, 2023 will still be considered in the decision-making process. These comments do not need to be re-submitted.

**Environmental Review (SEPA):** The county expects to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal and will use the optional DNS process in WAC 197-11-355, meaning this may be the only opportunity to comment on



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the environmental impacts of the proposal. Mitigation conditions being considered are requiring grading/stormwater permits, adequate ingress and egress, Large-On-Site Sewage System (LOSS), adequate water from water district #3 (Easton), signage & aviation height restrictions, fire access, cultural resources studies, landscaping, underground tank permits, and dust control among others.

**Public Hearing:** Under Title 15A.03.080 and 17.84.010, Zoning Variances and SEPA Threshold decisions 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.

**Required Permits:** Variance, SEPA, (Future Grading/Building/Health/Other State Required Permits)

**Required Studies:** Traffic Impact Analysis (TIA)

**Designated Permit Coordinator (staff contact):** Jeremiah Cromie, Staff Planner: 509-962-7046, e-mail at [jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

**Publication Date (Daily Record):** April 27, 2023

**Publication Date (NKCT):** April 27, 2023