



Strong Objection to the proposed gas station at the corner of NE 13th and Friberg Road

From Jeff Goertzen <jeffkgoertzen@gmail.com>

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To Community Development Email <communitydevelopment@cityofcamas.us>

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To whom it may concern,

I am writing to express my strong objection to the proposed gas station at the corner of NE 13th and Friberg-Strunk Road. My wife and I live on just under 3.5 acres directly acrossed the street to the North of the proposed gas station at 20009 NE 14th Street. Almost 1/2 of our property is classified by the county as wetlands. It is harmful to place a gas station in this close proximity to a wetlands. I take exception to the placement of a gas station this close to the wetlands and to the fact that these wetlands were not mentioned or acknowledged in the approved SEPA report. The approved SEPA report is erroneous via omission.

I also take exception to the omission in the SEPA report of the mention of deer. There are numerous deer that can be found grazing on occasion on the proposed gas station property and they also utilize that property as part a route between the Camas Meadows area and the extensive wetlands to the North of 13th, including the wetlands on our property and vast habitat beyond to the North.

I take a general exception to this location being used for a gas station because it doesn't make sense for the local community for the following reasons:

Ours and our neighbors homes on 14th street are closer than the recommended buffer distance between existing residential homes and new gas stations. Locating a gas station this close to a residence has been documented to have negative impacts on the health and property values of existing neighbors within the buffer zone.

Generally speaking, gas stations as a business model are in decline and that trend will continue with legislations requiring further adoption of electric vehicles. When this business fails, what is left is a blight in the community that requires extensive environmental remediation costs to restore the property to some useful purpose. These remediation costs will result in decreased property values or inordinate remediation costs preventing the redevelopment of this property for a suitable use.

This intersection at 13th and Friberg-Strunk cannot safely handle the traffic consequences of the hundreds of additional trips generated by instances of pulling in and out of this establishment onto 13th street so near the intersection that will occur every day. This intersection already faces challenges with limited sight distance and reduced speed transition from traffic coming up Goodwin

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from the east, along with challenges stemming from new and inexperienced drivers heading to nearby Union High School. The existing signalization is inadequate with the level of competence of teen drivers who are often confused with who has the right of way on left hand turns requiring yielding to oncoming traffic and not yielding to pedestrians on right hand turns. Additionally, there are sporadic deer crossings. This will just add to the existing problems.

Additionally, 13th Street does not have a turn lane to accommodate people pulling out and turning left out of the proposed gas station. How would this be dealt with safely? Will the exit be right turn only? Otherwise, people get impatient waiting for a break in both directions of traffic to make a left hand turn and take chances....and cause wrecks. Especially new and inexperienced drivers. How would a fuel truck ever pull out without totally disrupting traffic in this already sensitive area of inexperienced drivers, low sight distance, and speed zone transition? A gas station is a bad fit for this location.

Thank you for considering these facts.

Regards,

Jeff Goertzen, PE