



Outlook

Proposed Gas Station/Car Wash at corner of 13th & Friberg-Strunk - Public Comments on SEPA

From heidihparker@gmail.com <heidihparker@gmail.com>

Date Thu 3/7/2024 1:40 PM

To Community Development Email <communitydevelopment@cityofcamas.us>

Cc eric.hahn@cityofvancouver.us <eric.hahn@cityofvancouver.us>

WARNING: This message originated outside the City of Camas Mail system. **DO NOT CLICK on links or open attachments** unless you recognize the sender and are expecting the content. If you recognize the sender as a city employee and you see this message this email is a phishing email. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Dear City of Camas & Mr. Hahn –

I have reviewed the SEPA checklist submitted for the captioned gas station and have the following concerns about #14 Transportation:

1. The applicant should conduct a traffic study when Union High School is in session instead of relying on models. The intersection at 13th & Friberg-Strunk is packed with high school student drivers and buses twice a day nine months out of the year. Whatever model Charbonneau used isn't accurate. I've lived in the Morning Meadows subdivision since 2008 and I've almost been hit countless times by teens in that intersection. And now we have a warehouse at that corner, which will add large truck traffic to an already dangerous intersection. I trust that truck traffic wasn't factored into Charbonneau's study.
2. The report concludes that a westbound turn lane on NE 13th isn't warranted. For me, that one statement calls into question the credibility of the entire report. First, no one driving west on 13th is going 35 mph unless they had to stop at the 13th/Friberg-Strunk light. Second, when high schoolers are streaming through that intersection after school more than one car will want to stop at the convenience store for a Red Bull. There will likely be several cars of kids who want to stop and they will back up the entire intersection because the proposed entrance to the convenience store is going to be just 200 feet from the intersection, which leads to my 3rd concern.
3. Why would the City of Camas be so willing to approve a commercial entrance that doesn't even come close to the 600 foot minimum? What are the requirements for obtaining a deviation? Why is the City prioritizing access for gas tanker trucks over the safety of hundreds of high school kids who drive through that intersection 9 months a year? Is the City legally obligated to grant a major deviation?

I understand that the character of this area is evolving. I know how hard it is to strike a balance between emerging commercial zones that abut residential zones. But the balance is possible.

I was once a zoning attorney in Virginia and mostly represented developers. I know there's an art to downplaying the impact of a development on nearby residential areas. That's why I'm not terribly convinced by the traffic report. I also know that it's hard to stop developers. But I grew to respect and admire the planning departments and governing boards that made my clients either propose a better project or jump through expensive hoops to preserve the beauty and safety of adjacent areas. I hope both Camas and Vancouver will do the same with this developer.

Respectfully,
Heidi Parker

10/30/24, 11:09 AM

Proposed Gas Station/Car Wash at corner of 13th & Friberg-Strunk - Public Comments on SEPA - Yvette Sennewald - Outlook

20103 NE 16th Street
360-907-8963