



13th St Gas Station Public Comment

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To Community Development Email <communitydevelopment@cityofcamas.us>

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To Whom it may concern,

A couple of comments regarding the issue regarding the SEPA 23-12 13th St. Gas Station. I find it interesting, per the report, the gas station convenience store was originally going to be placed on the west end of the property but due to 50ft buffer requirements it would not fit on the lot. Therefore the site of the location of the convenience store was moved to the east end of the lot. The Oak tree was the only thing holding up this location. The reality is this is a poor lot for this type of business. Single access with a needed driveway variance to make it even possible is ridiculous. Observing the the complex method fuel trucks will have to maneuver to fill the tanks is also ridiculous. This will back up traffic on an increasingly busy 2 lane road with no plan to improve it on the county road plan (I assume the county will require significant traffic impact fees in its approval process). 13th is quickly becoming the primary access road for the numerous housing developments to the north of Lacamas Lake. Vehicles traveling west attempting a left turn into the gas station will routinely back up into the intersection making an already dangerous intersection worse. More then likely this will result in a left turn restriction and therefore severely hampering the success of such a business. Since this study was undertaken multiple businesses have entered the area increasing traffic even more (the warehouse, food cart pod, and more business park. The study didn't study traffic when school was in session when traffic is busy for hours a day. This is a poor business plan for this location. An actual business park business is the most appropriate occupier of this lot not a high traffic convenience store. There have been to many "adjustments" to make this "work".

Greg & Shannon Connell
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