



Proposed 13thSt/Friberg-Strunk Gas station and Car Wash

From Tim Woodring <timjwoodring@gmail.com>

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To Community Development Email <communitydevelopment@cityofcamas.us>

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To Whom it may Concern,

As a concerned citizen of Unincorporated Clark County I am concerned about this proposal in that I live within 1/4 mile of the proposed development. I am a resident of 11th st and my property will be affected by this business in that I have a well that supplies my home with water, and one other concern.

Besides those two issues I am concerned that the first I am hearing of this proposed development was by a flyer placed at my front door (March 6th). Until then I have heard nothing about this matter. In that it impacts my property both legally and subjectively, I wonder why I have not heard of this. Understanding I have not investigated the matter fully, in that I have not had the time to do so. First and foremost I consider my family's health (later explained) and secondly I am led to believe I am monetarily impacted by this development in that when I sell my property I am subject to a mandatory, by law, a water well inspection prior to sale. I am currently preparing to sell my property within the next two years. I feel this will impact me in two ways, first in that the inspection will cost me money, and secondly that this inspection, and probably by legal land sale disclosure, will reveal to a potential buyer that they are well within a "pollution zone" that will affect the sale price of the home now and in the future.

The "flyer" placed on my door also referenced a State Environmental Policy Act (SEPA) study that may not have been conducted properly. Again I apologize given the time frame I have not been able to validate these claims, The flyer claims the study was done during the dry season and may not be accurate. I give cause to this belief in that my neighbor and I have an easement together on our properties, My half of the easement is projected to be a traffic through way, and theirs is for stormwater run-off. Currently my part of the easement has not been "claimed" by Clark County, however my neighbors has, and is currently a stormwater drainage ditch.

That being said, not being an expert, it does give me cause to think a lot of water is exchanged within the 1/4 mile area surrounding the proposed gas station/car wash that I live within. I am foremost concerned with the health of my family, and secondly with the impacts of the value of my property now and in the future.

My Second concern is noise. When I moved here long ago we loved it for the silence as one of the benefits of the area, There was no Walmart, no Costco or any of the other businesses or schools along 192nd Ave, I accept development happening, part of the world turning. I also believe in reason. The potential noise from the car wash, and its vacuums may be unreasonable, understanding the property is surrounded by residential properties on the majority of sides. At the very least I would have wanted

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somebody from the City of Camas to make a 1/4 mile circle on a GIS or Google map to find out those affected and notify them. At the very least I would have been happy with a guy showing up at my door asking if he could hear a shop-vac from 900 ft away.

Concluding, As an affected resident, I would like more time to hear more about any proposed mitigations. Whether they be environmental or financial this, if approved, will affect me either way. I am sure you can confirm my location via Clark County GIS.

I may be reached at this email for any questions.

Thank you

Tim Woodring