

## Carey Certo

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**From:** Karin Nosrati, DC <bforback@gmail.com>  
**Sent:** Wednesday, November 20, 2024 7:24 PM  
**To:** Carey Certo  
**Subject:** Fwd: Questions and comments about the proposed development at NE 13th/Goodwin and NE 202nd/Friberg-Strunk

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Hi, Carey,

This email from February 1, 2024 should be part of the public record. Thank you!

----- Forwarded message -----

From: **Karin Nosrati, DC** <bforback@gmail.com>

Date: Thu, Feb 1, 2024 at 1:03 PM

Subject: Questions and comments about the proposed development at NE 13th/Goodwin and NE 202nd/Friberg-Strunk

To: <yssenewald@cityofcamas.us>

Cc: heidihparker@gmail.com <heidihparker@gmail.com>

Dear Ms. Sonnewald,

Thank you for speaking with me the other day. I apologize for the lengthy email that follows!

Below are a few issues I would like to document and ask to be forwarded to the department and individuals rendering a SEPA decision for commercial development at the parcel that has applied for a permit to build a gas station, car wash and convenience store adjacent to one-acre residential lots. Would you be able to share the SEPA contact or copy us on the email? Additionally, please forward the concerns below to anyone involved rendering an opinion to move forward with the permitting process.

- Drainage: The parcel just west of Mr. Warren/property seeking your permit frequently has standing water, and Mr. Warren has personally talked to me about drainage issues there, and we have observed them as well.
- Drainage: Each of the one-acre (or larger) lots are on individual septic tanks with very large un-usable drain fields mandated by the septic rules of Clark County. Each lot had to be perc tested to determine septic tank placement. How could a large building pass a perc test when our lots can only support a single family home where each toilet and faucet is being counted. How could a commercial building with human traffic and waste be accommodated and how can a large building leave sufficient room for a large drain field?
- Drainage: The soil in our neighborhood which is likely the same across the street, does not absorb water well. We often joke that we live in a castle with a moat - because the water from our lot and our neighbors' lots takes time to drain.
- Sewage: We had a sewage overflow on Monday, January 29th, 2024, that spilled sewage onto NE 202nd Avenue in front of our house, which then ran off onto our property into the storm water pond on our lot! Is it a coincidence that the new commercial building just started accepting tenants and we are receiving sewage from outside our neighborhood on our properties (we are all on septic)? Can you please elaborate on the sewage/septic issues we might be facing given this new development?

- Water pressure issues: A few times per year the City of Camas comes to our cul-de-sac and releases a large amount of water, which then drains into our road and property to ward the storm water pond. Can you lps the City's water system.
- Topography of our property which is exactly across the street from the proposed development: There is a berm on the south side of our property and when viewed from 13th Street it is not obvious that the actual level of our property is lower than 13th Street level. The storm water pond on our property, at the corner of the intersection, also immediately adjacent, is of course also a low point where water collects.
- Traffic: Union High school is just down the street along the single-lane roads at this intersection. As residents we are aware of many unreported accidents at this intersection, many of which are related to Union high school kids driving to school and after school activities. In our county we need to promote safe corridors for young drivers to prevent injuries and fatalities.
- Traffic: Even prior to additional development, this intersection has been quite dangerous. We have had cars driven into our fence and into the storm water pond. Visibility is difficult because of the curvature of the road at the approach of the intersection coupled with the steep slope of the road at the Goodwin portion of the intersection. A bottle neck at this location would add more danger.
- Traffic: Along 13th Street, which would act as an access point to the parcel at the corner, there are numerous driveways of single family homes. If traffic would back up more frequently than it already does during peak hours of traffic to the high school, it would add to the road hazard.

Could you please send us a link to the applicable zoning sections and permit requirements?

We would also like to know what traffic metrics you are looking for. If you have a contact for the department rendering the traffic study, we would be interested in providing them with additional information. Could you share their contact as well?

The residents of our neighborhood would like to meet the developers. Could you please ask them if they are open to accept our invitation?

Thank you for your time! I can be the contact point for our neighborhood as I have the ability to text our neighbors in Morning Meadows Estates. Ms. Parker who is copied on the email is more knowledgeable in legal affairs.

Karin Nosrati  
360-254-1585