

Karin L Nosrati
20107 NE 14th Street
Camas, WA 98607
360-254-1585

On behalf of the residents of Morning Meadows Estates, residents of Katie's Hill and residents of Evergreen Acre Tracts, I am appealing the approval of a project called 13TH STREET GAS STATION (FILE NO. SPRV23-06). We live in single family residences adjacent to the project.

The project is called 13TH STREET GAS STATION (FILE NO. SPRV23-06)

This project has potential to

- Pollute open waters in the vicinity, increasing concerns about management of the Lacamas Lake watershed.
- Endanger safe drinking water supply of immediate neighbors on wells
- Create noise and light pollution that would interfere with the quiet enjoyment of residences in nearby neighborhoods
- Permit the construction of a car wash in a BP zoning, potentially violating zoning requirements. Camas has previously only permitted car washes in CC zoning. A car wash is not listed in the City of Camas Code of Ordinances
- Create a dangerous intersection with multiple safety concerns: Ingress and egress is proposed where there is poor visibility due to the topography of the Goodwin Road hill and it's near 90 degree turn; insufficient braking distance to avoid a crash; disrupt traffic including school bus traffic to nearby high school
- Expose the City of Camas to liability for granting an exception to the posted Access Standards if permitting a left turn access shorter than 660 ft into the parcel.
- Disrupt recreational use of the designated bicycle route; create a hazardous crossing for pedestrians, including students

Deny approval of this project or allow with the following modifications

- Require 300 ft distance from nearest drinking water wells and open bodies of water to underground storage tanks
- Require the project development owner to conduct a baseline comprehensive chemical drinking water well inspection of nearby wells. Thereafter the gasoline station owner shall be required to perform annual well inspections and if pollutants are detected, they must be remedied.
- Conduct a geological test that verifies the movement of ground water of the existing wells
- Lower the floor/topography of the filling stations 2 ft. below street level to contain spills and vehicle drips to the property to prevent their release to the street during heavy rains

- and ice melts, which are common at this intersection and to prevent run-off to property to the north
- Conduct an updated traffic study that accounts for the new warehouse, the new residential traffic east (Goodwin/Green Mountain), Union High School traffic, the new Oak Tree Station, the new Business Park mall buildings on NW Friberg-Strunk St., and to include the traffic impact of Harmony Sports Complex.
 - City of Camas to decline the request from the developer to allow a deviation from the City's Access Spacing Standards (Resolution 17-005) and setback requirements
 - Only allow a right turn ingress to the project by building a concrete divider in the center of NE 13th Street, to block dangerous left turns
 - Require separate ingress and egress for better traffic flow, including a primary exit to NW Friberg-Strunk St.
 - Provide an updated circulation plan that describes stacking of cars waiting for a pump and how it would not interfere with traffic on this arterial
 - Conduct a separate SEPA study for the carwash facility because the current SEPA addresses mostly the gas station
 - Correct and update the Wetland Buffer Bank Use plan, as it omits the wetland to the south and was conducted without access to the wetland or spring on the adjacent property to the west.
 - Remove car wash from the project
 - Reduce the size of the convenience store due to estimated traffic to the location; limit operation and sales hours for alcohol due to proximity to high school.
 - Post signs on project property reminding patrons of City of Camas' noise ordinance. No noise should be added to the surrounding neighborhoods.
 - Erect a 12 ft noise and light barrier wall for neighbors to the west, east and north to diminish noise and light pollution
 - Establish a litter control plan, including graffiti clean-up, and funding into perpetuity for twice-per-week trash collection along all four roads for 1000 ft.
 - Operating hours of the gas station shall be in compliance with BP zoning, including all gasoline tanker trucks filling gasoline and all deliveries. There should be no night time noise generated.
 - Require payment to well owners for a well inspection upon project construction start date. Homeowners along 13th Street and adjacent Streets in a ½ mile radius of a gas station, will incur the additional expense of a well inspection during the sale of their property to an FHA buyer due to the underground storage tank.
 - Submit a decommissioning plan to address end-of-life of the gas station
 - Require all provisions and responsibilities to transfer to subsequent owners of the gas station.

I have read the appeal and believe the content to be true.

Karin L. Nosrati

Please note: We request permission to submit a rebuttal to the traffic study at a later date, given the short period of time since your decision on September 16, 2024.

All previously submitted information/comments shall be part of this appeal.

The following neighbors would like to be included in the appeal and receive an invitation to the hearing:

Judith WILSON

20008 NE 11TH ST
CAMAS WA, 98607

Norma and Ernie HARRISON

20002 NE 11TH ST
CAMAS WA, 98607

Don LINGLE

19912 NE 11TH ST
CAMAS WA, 98607

Jeff and Keli GOERTZEN

20009 NE 14TH ST
CAMAS WA, 98607

Greg and Shannon CONNELL

20002 NE 14TH ST
CAMAS WA, 98607

Ken and Lisa WALTOS

20106 NE 14TH ST
CAMAS WA, 98607

Joan and Richard RICKARD

1417 NE 202ND AVE
CAMAS WA, 98607

Ruth and William SMALL

20217 NE 16TH ST
CAMAS WA, 98607

Heidi and Butch PARKER

20103 NE 16TH ST
CAMAS WA, 98607

SOLDATI MELISSA

19915 NE 16TH ST
CAMAS WA, 98607

Lisa and Mike OGDEN

19916 NE 16TH ST
CAMAS WA, 98607

Kristin Price

19813 NE 13TH ST
CAMAS WA, 98607

Anthony BRAUNSTEIN

19700 NE 11TH ST
CAMAS WA, 98607

Lisa and Michael MCCOLM

19606 NE 11TH ST
CAMAS WA, 98607

Sam WEBER

19514 NE 11TH ST
CAMAS WA, 98607

Stan GHEZZI

19504 NE 11TH ST
CAMAS WA, 98607

Beverly TERRY

19410 NE 11TH ST
CAMAS WA, 98607

Troy TIBBS

19505 NE 11TH ST
CAMAS WA, 98607

MARTIN LYNN E
19701 NE 11TH ST
CAMAS WA, 98607

Linda SHREVES
19805 NE 11TH ST
CAMAS WA, 98607

Rodney SMITH
19813 NE 11TH ST
CAMAS WA, 98607

Tressia and Max MORROW
19821 NE 11TH ST
CAMAS WA, 98607

Alan JOHNSTON
20003 NE 11TH ST UNIT 38
CAMAS WA, 98607

Tim LOY
20009 NE 11TH ST
CAMAS WA, 98607

Tony AGOLIO
19717 NE 11TH ST
CAMAS WA, 98607

Lee and Julie BOLLING
19607 NE 11TH ST
CAMAS WA, 98607

Kylene and Harold STENGEL
19411 NE 11TH ST
CAMAS WA, 98607

Kerry and Carol BASKIN
19403 NE 11TH ST
CAMAS WA, 98607

Jim Hughes
19812 NE 11TH ST
CAMAS WA, 98607

Tim and Julie LOY

20009 NE 11TH ST
CAMAS WA, 9860

Steve and Jeanette MURPHY

20007 NE 16TH ST
CAMAS WA, 98607

Brittany and Jonathan BOZARTH

19821 NE 13TH ST
CAMAS WA, 98607

Chris Yetter
20210 NE 16th
CAMAS, WA 98607

Karin and Randy NOSRATI (Appellant)
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Camas, WA 98607