



Comments: THE PROPOSED 13TH STREET/FRIBERG-STRUNK GAS STATION

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Date Thu 3/7/2024 9:17 AM

To Community Development Email <communitydevelopment@cityofcamas.us>

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Camas Community Development

I am writing in opposition to the proposed 13th St./Friberg-Strunk Gas Station. Reviewing the proposal revealed several significant concerns that will result in long term issues for this location.

1.) Wetland impact: The wetland evaluation was performed in August. On was most likely the driest day of the year. This does not reflect the remainder of the year. My property is several hundred feet north of the proposed site. Between my neighbor and myself we collectively have 4 acres of wetlands that spend a majority of the year with standing water on them. These wetlands drain directly into Lacamas creek and lake. I highly doubt this type of establishment will not effect this watershed in a neutral way. Once built it will effectively injure surrounding wetlands. The analysis only looked at the exact lot in the proposal. This is shortsighted and not reflective of the environmental impact this site will have. It calls into question the evaluation process used here.

2.) Traffic congestion: 13th is turning into the main artery for all the development The City of Camas has approved over the last couple of years. It is the primary conduit to the retail core of 192nd. Not even considering school traffic the increase of traffic going west bound on 13th will become a congestion point as customers attempt to turn left into the gas station. There was a divergence from standards to allow the driveway entrance to be with in 500 ft of the intersection. This will cause back up of traffic into the intersection on a regular basis. This will become a significant hazard as drivers come westbound at a high speed up a hill with a curve. Visibility is poor already and this intersection has had numerous accidents (including my daughter totaling her car a few years ago when traffic was much less). Adding a business with a single entrance (also a variance) is a set up for a failed intersection in the future. This is especially true if the growth forecasted north of the lake occurs. There currently is no other route to the major retail core of 192nd Ave. This is a complete and avoidable setup for future issues. The area is zoned business park and that is what belongs in this parcel not a retail store with a requirement for high traffic to be successful.

I feel this project is being forced on this property. It is not designed well and ignores its serious flaws. At a minimum the environmental evaluation should be done during the primary weather this area experiences (like now). I do not have a well but know of several wells in the area that could be affected. Capping off a well doesn't keep the well a hundred feet away safe. The traffic congestion will 100% be an issue for safety. It is already a dangerous intersection and the road under developed with no proposed upgrade in the future planned. The City of Camas

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does not control this road but is considering a project that will impact it significantly. The City of Camas has annexed and approved thousands of homes that will use this road daily and will create a failed intersection with no way to fix it. This is all avoidable by rejecting this proposal and approve for appropriate use.

Respectfully,

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