

October 9, 2023

City of Camas Public Works
616 NE 4th Avenue
Camas, WA 98607

RE: 13th Street Site Plan, PA-22-32
Maximum Extent Feasible Memo for: Access Spacing Deviation & Parking Spaces Setback

Per City of Camas Design Standards Manual (CDSM), design deviation allowances will be considered on a case-by-case basis. The Maximum Extent Feasible (MEF) memo is required prior to engineering plan approval.

Deviation standards:

1. Camas Design Standards Manual (CDSM) Table 3 identifies the access spacing standards on an Arterial to be 660' minimum to 1,000' Maximum. This deviation request will show that the proposed lot development does not accommodate the 660' minimum allowed in Table 3, but the standard has been met to the maximum extent feasible.
2. Camas Design Standards Manual (CDSM) Table 1 requires on site parking to be setback 50' minimum from the sidewalk along an arterial. This deviation request will show that the proposed lot development does is too narrow to meet the criteria, but the standard has been met to the maximum extent feasible.

Reasons for deviation are as follows:

1. Access Spacing Deviation:

- a. The westernmost property boundary is approximately 367-feet west of the intersection on NE 13th Street and NW Friberg-Strunk Street.
- b. The existing driveway to the current single-family residence is approximately 244-feet west of the intersection of NE 13th Street and NW Friberg-Strunk Street.
- c. The entrance must be located such that fuel delivery trucks can access the site from both directions and have room to turn around. Turning paths were calculated to identify the ideal driveway location (see attached exhibit).

2. Parking Spaces Setback:

- a. The existing depth of the parcel is 131-feet. There isn't room for the required parking spaces to all be located 50' from the sidewalk.
- b. The proposed gas station mini-mart is less than 50' from the sidewalk. Parking is required in front of the mini-mart. It is impossible to provide parking in front of the mini-mart and comply with the 50' setback requirement.
- c. Proposed parking spaces for this lot that are not located in front of the mini-mart are more than 50' from the right of way.

Maximum Extent Feasible:**1. Access Spacing Deviation:**

As seen in the attached exhibit, the driveway was located as far West as possible to provide for fuel delivery, and is located such that it complies with the standard to the maximum extent feasible.

2. Parking Spaces Setback:

Aside from the parking spaces required to be located in front of the convenience store, the rest of the required parking spaces were located as far away from the arterial as possible. The majority exceed 50' from the sidewalk. This meets the maximum extent feasible criteria.

In closing, please approve these proposed design deviations.

If you have any questions or concerns, please contact me at (360) 944-6519 or scott@plsengineering.com

Sincerely,



Scott Gilliland
PLS Engineering

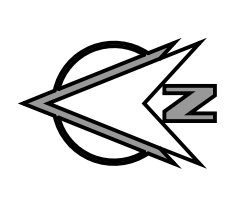
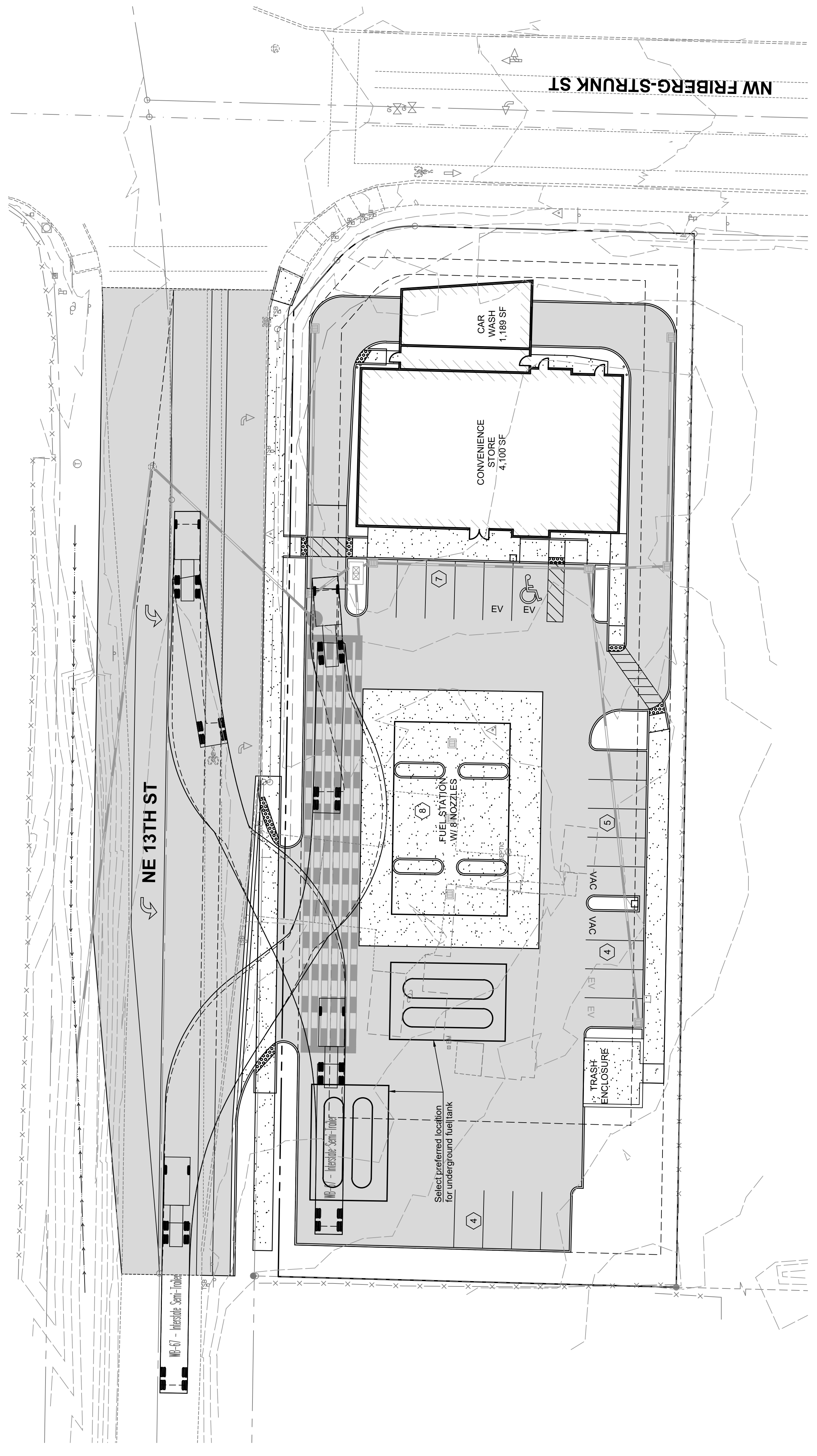
13th Street Gas Station

Truck Turning Exhibit A For:

A site located in the City of Camas, WA

Revisions	1	2	3	4	5	6	9

Project No. 3632	HF: 1" = 20'
SCALE: V: N/A	
DESIGNED BY: SWG	
DRAFTED BY: SWG	
REVIEWED BY: TGI	
01	01



Scale 1" = 20'