



Gas station / Car wash / Convenience Store Corner @ NE 13th St and Friberg-Strunk St.

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Date Wed 3/6/2024 5:20 PM

To Community Development Email <communitydevelopment@cityofcamas.us>

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Good Afternoon,

We would like to voice our comments and concerns about the proposed gas station/convenience store/carwash development going in on the corner of NE 13 St and NW Friberg-Strunk St.

We live on NE 197th Ave, which is a short cul-de-sac about .2 of a mile from the proposed development. We have concerns about the traffic and noise that this development will cause. From the corner of where this proposed development is going there are no continuous sidewalks going west on NE 13th St to NE 192nd Ave. I've twice reached out to the city of Camas and Clark Co voicing my concern about the increased traffic and the many large trucks, and the problems they pose to people/students walking or riding a bike on NE 13th St. There is now a very large warehouse being built on the east side of the proposed intersection that is going to only draw more traffic and large trucks.

Looking at the traffic study done for the proposed development it does not seem to take into account for any increase in traffic due the already under construction new commercial warehouse and the two new commercial buildings on NW Friberg-Strunk St. NE 13th St doesn't have a center turn lane, and a long section of it, approaching from the west of the intersection where the proposed gas station is, doesn't have a shoulder on either side of it. Twice a day, nine months of the year there are hundreds of students driving to and from Union high school which many are using that intersection and heading west on NE 13th St. Reading through the SEPA study it doesn't seem to take into account any realistic numbers of the fore mentioned traffic. Looking at the proposal it looks like its going to only have one entrance/exit off NE 13th St. Is that entrance far enough from the intersection of NE 13th Street and NW Friberg-Strunk St? With no center turn lane to turn into the gas station from the east it won't take very many cars to back up to, and into, the intersection? We've lived here for 25 years and have seen a number of accidents at that intersection and on NE 13th St and can't imagine the increase with the proposed development.

All the houses on our street are on wells. We are also concerned about what a gas station and it's runoff will do to the local ground water. All the homeowners on our street, and I believe that most the homes in our area, including the ones next to the gas station are on wells. We find it troubling that the city can allow a gas station that close to where we are getting our drinking water. I know car washes do their best to recycle the wash water but having been through car

washes myself I know that the cars do not come out completely dry and that water does end up outside and on the surrounding area. I'm not opposed to gas stations or car washes, I just think that next to and over an area's aquifer is not the right place. Here is some information that I found :

*As the environmental risks associated with gas stations—particularly the risk of gasoline leaked from underground storage tank (UST) systems—have become increasingly clear, vast improvements have been made in the design, construction, and operation of UST systems. Unfortunately, federal and state regulators and UST system designers and installers have **not** succeeded in engineering all of the groundwater contamination risk out of these systems. A study by the U.S. Geological Survey, which randomly sampled 225 water supply wells in Rockingham County in 2003, detected the gasoline additive MtBE in 40 percent of public wells, and found a correlation between MtBE concentration and proximity to USTs.*

There are designated wetlands that run behind all the houses on our street, NE 197th Ave, and up to NE 13th street from the north and then again is designated wetlands across NE 13th St on the south side, and it looks there are some designated wetlands on or near the proposed gas station lot now. What does the developer have to take into account for those? If I'm reading it right it looks like the SEPA checklist was done in August. The ground in this area is considerably different from October to June with all the rain we get. I would think that any soil sampling or ground testing ought to be done during this time, when there's a more realist representation that would yield more realist results.

The only noises they mentioned in the SEPA report are increased traffic and vehicle noise, it looks like they are proposing outdoor vacuums as part of the car wash. These vacuums are very strong and noisy and would think that they should be listed and considered in the report also.

Why is there not going to be an Environmental Impact study done? And why is the City of Camas allowing the gas station parking spot spacing and setback deviations from its own CDSM?

We love the this area and have seen tremendous change over the past 25 years. We are not against commercial development and people should be able to use their property as they see fit. But we don't think that the applicant has meet the requirements that the City, County, State and Fed's have in place to protect the surrounding landowners property, our drinking water, the environment or the safety of it's citizens.

We appreciate you listening and look forward to hearing more later, thanks.

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