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## SEP A23-12 13th Street Gas Station

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**From** Lisa Ogden <lisaogden.11@gmail.com>

**Date** Wed 3/6/2024 7:03 PM

**To** Community Development Email <communitydevelopment@cityofcamas.us>

**Cc** Mike Ogden <mogden@westernconstruction.com>; Karin Nosrati <bforback@gmail.com>

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To whom it may concern,

I am a resident of Morning Meadows neighborhood directly across from this proposed development. My address is 19916 NE 16th St.. Please review my comments regarding the SEPA report for this project.

In response to question:

2.a Additional air pollution is of concern to the families living adjacent to this proposed use. We will already see a huge increase in diesel truck traffic from the warehouse on the SE corner of this intersection. Approving this proposed use will greatly exacerbate the problem.

7.b.2:

Long term traffic noise being described as "slight increase" is NOT an accurate assessment given the anticipated addition of 2281 vehicles per day, per applicants response to question 14. Not to mention the after hours refueling semi trucks with back up alarms and air brakes. This is being proposed directly adjacent to and across the street from long established private residences.

11.d.

Applicants addresses light shields to minimize impacts offsite. We have residences adjacent to the property on 2 sides and would expect the jurisdiction to reject monument signage and any form of projected or neon signage. Back light signage would be far less obtrusive to the adjacent homes.

Business hours should also be restricted to neighborhood standards, 6 am til 10 pm.

14.

The distance from the one proposed entry/exit to the intersection of 13th/Friberg/Strunk is LESS than the arterial required 300'. This entrance location with no left turn lane will cause traffic to back up into the intersection creating additional traffic hazards at an already dangerous location. Patrons attempting to exit westbound on 13th would also create hazards this close to the intersection. The responsible solution would be to require a second entry/exit on Friburg/Strunk and require both to be right turn in and right turn out ONLY.

The validity of the current traffic study is questionable as it was done with no consideration for the new warehouse traffic at the SE corner of this intersection and was done off school hours, failing to account for Union HS traffic located less than 1 mile south of this site.

The current proposal does nothing to mitigate noise/light/air pollution nor does it address the complete lack of pedestrian sidewalks along 13th street. If allowed to proceed, this business will draw pedestrian traffic on 13th, an arterial with little shoulder and steep ditches. At a minimum, for public safety, the City and County should require ADA sidewalks be added to both sides of 13th street from Freiburg/Struck to 192nd Ave.

The applicants own fuel delivery plan requires 18 wheel vehicles to enter the oncoming traffic lane in order to both enter and exit the site. Per applicants plan these trucks will be in the head on lane, while exiting, to within 50' of the

10/30/24, 11:07 AM

SEP A23-12 13th Street Gas Station - Yvette Sennewald - Outlook

intersection creating an intolerable risk to public safety. The speed of vehicles traveling west on Goodwin/13th approaching this intersection of often far in excess of posted speed limits.

The SEPA report consists of findings taken late August at the end of one of the driest summers on record. Were samples taken at this time of year, the result would be far different as August is historically the only month where this site does not contain standing water and saturated soils.

The residence location directly north of this proposed use has an existing water well. The underground fuel storage tanks proposed for this use are closer to this existing well than code would allow a new well to be permitted adjacent to existing fuel tanks, how can this be allowed without severe impact and potential contamination to a pre existing well/home?

Sincerely,

Lisa Ogden