

From: [Monica Gruher](#)
To: [Robert Maul](#)
Subject: Comments for Green Mtn Development Public Hearing
Date: Sunday, April 30, 2017 10:44:20 AM

Dear Robert,

Thank you for meeting with us Friday and taking the time to provide information about the Green Mountain Development. We are providing important input, questions, and concerns to the street planning manager responsible for this project.

You may recall in our meeting at 10am Friday, we had still not received the meeting notification and were unaware of the meeting until you told us about it. We finally received the Notice of Public Hearing scheduled for May 11 Friday April 28, when our mail was delivered at 5pm. The envelope was date-stamped for April 26 in the p.m. and indicates that comments must be received by 4pm on April 27. If the city is sending out a letter with a deadline which will occur prior to the receipt by potentially concerned citizens, this gives no opportunity for those people to comment. If the city is truly seeking comment and informing the public, there should be adequate time to respond of at least a week or more. In addition, we note that the public hearing is scheduled for 1pm on a Friday. This is a time which will limit or prohibit the ability of citizens to attend due to work and school obligations.

We live at 21917 NE 28th Street, Camas. We are directly across the street from what is to be "Phase 2" of the Green Mountain Development scheduled to break ground in September. We are very concerned about our safe and reasonable access to 28th Street from our driveway as we are in the Evergreen School District and make many trips per day turning west out of our driveway for school, shopping, and work. We would like for the city to ensure that consideration be given to the current residents across the street for safe access as you plan the entrance locations for this new development as well as the speed limit along that road, all of which affect our lives, property values, and safety. Inability to adequately turn left out of our driveway is unacceptable for these many reasons as well as emergency vehicle access. Below are questions which we would like to address with you as soon as possible.

1. What is your plan for egress in and out of our property? We would like to work with you on an acceptable plan.
2. What is the overall design plan for the area of road along 28th Street?
3. It appears that there may be an entrance planned into the development which is very close to our driveway. If so, there could be a conflict with our driveway and access to be turning left to exit our property. This presents a significant safety and traffic issue.
4. What kind of widening will be done for the turn pockets along 28th Street, and will there be something which would provide a safe entrance onto the street for us to turn left?
5. The speed limit along this road can contribute to the safety or danger of the residents on both sides of 28th Street. We encourage the city to significantly lower the speed limit to accommodate the many entrances and exits along both sides of the road.
6. Are there any other plans for the road which we should be aware of which would affect our use and enjoyment of our property?
7. What is the timing and duration for the section of road in front of our property?

Thank you for considering our input. As we are essentially now an integral part of this project, we hope that our comments, questions, and concerns are seriously taken into consideration and adequately addressed in your planning. We would welcome the opportunity for involvement in this process and will talk with you or provide input at your request.

Thank you,

Jim & Monica Gruher
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