

From: [Curleigh \(Jim\) Carothers](#)
To: [Monica Gruher](#)
Cc: [Robert Maul](#); [Steve Wall](#); [Wes Heigh](#)
Subject: RE: Comments for Green Mtn Development Public Hearing
Date: Thursday, May 04, 2017 10:58:39 AM

Monica,

I have done my best to address your questions below in **green**. If you need further information, please feel free to call me and/or schedule a meeting to discuss your concerns.

We appreciate you contacting us and want you to be informed about the project and process.

James E. Carothers, P.E.

Engineering Manager/City Engineer

City of Camas

616 NE 4th Avenue

Camas, WA 98607

360-817-7230

360-834-1535 FAX

jcarothers@cityofcamas.us

-----Original Message-----

From: Robert Maul

Sent: Monday, May 01, 2017 2:34 PM

To: Monica Gruher <m.gruher@comcast.net>

Cc: Curleigh (Jim) Carothers <jcarothers@cityofcamas.us>

Subject: RE: Comments for Green Mtn Development Public Hearing

Good afternoon, Monica.

Thank you for taking the time to follow up our conversation from last week. I am copying the City Engineer, James "Curleigh" Carothers, so he can answer your questions below. As for the notice, there is a scrivener's error in the comment deadline and we will correct accordingly. It should read up to May 10th for written comments, or up through the meeting for oral testimony. May 11th is a Thursday for the record. While it is during the day, it is not uncommon to have hearings during daytime hours if scheduling becomes challenging. Given the public noticing opportunities we do hope people can attend, or provide written

comment. Thanks again and I will make sure Curleigh gets back to you.

Regards,

Robert

-----Original Message-----

From: Monica Gruher [<mailto:m.gruher@comcast.net>]

Sent: Sunday, April 30, 2017 10:44 AM

To: Robert Maul

Subject: Comments for Green Mtn Development Public Hearing

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. **I am going to pass this question along to the applicant, as they will have to make provisions for adequate access for existing accesses as well as their new access.**
2. What is the overall design plan for the area of road along 28th Street? **Right now buildout of the roadway is up to the individual developers who will be making at least half street improvements on their side of the roadway along their frontages.**
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. **This question is similar to question 1. I will also refer this to the applicant for addressing.**
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? **The applicant is being conditioned by staff to include a center turn lane along the frontage of this phase of their project. It appears as though your driveway falls within this area.**
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. **Staff will soon be proposing to Camas Council a lowered speed limit on this stretch of roadway.**
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? **At this time, there are no provisions/no funding for roadway improvements that would encroach onto your property. The applicant's project might slightly widen the pavement closer to your property in order to get the center turn lane in, but the construction drawings have not been submitted for 28th as these usually follow after the public hearing/preliminary approval.**
7. What is the timing and duration for the section of road in front of our property? **The applicant's portion of the improvements may occur after preliminary approval and the construction drawings are approved. I am not certain if the applicant would still be able to get to these improvements this year. As far as a full blown construction of the corridor is concerned...this would require a funding source of several million dollars. I do not see such a source of money on the horizon.**

The long range plan is for a full buildout roadway section of 46 feet in width from curb to curb (this includes bike lanes on both sides) with street landscaping, illumination and 6' sidewalks behind the curbs.

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

21917 NE 28th St.

Camas, WA 98607

503-349-8888