

# EXHIBIT 19

## CUP17-03

**From:** [Gayle Gerke](#)  
**To:** [Lauren Hollenbeck](#); [Robert Maul](#); [Curleigh \(Jim\) Carothers](#)  
**Subject:** RE: CUP17-03 Union Self Storage Facility  
**Date:** Thursday, September 21, 2017 10:22:45 AM  
**Attachments:** [Response Letter to City of Camas.pdf](#)  
[9417.p.StreetB.proposed.alignment.pdf](#)  
[9417.p.prelim.extg.cond.pdf](#)  
[EAS+3798324.pdf](#)  
[EAS+4306422.pdf](#)

---

Good morning,

Please see attached response letter and plans for this application.

Thank you, Gayle

Gayle E. Gerke

Land Use Planner

Olson Engineering, Inc.

222 E. Evergreen Boulevard

Vancouver, WA 98660

WA 360.695.1385

OR 503.289.9936

Fax 360.695.8117

September 21, 2017

Lauren Hollenbeck  
City of Camas Community Development Department  
616 NE 4<sup>th</sup> Avenue  
Camas, WA 98607

**RE: Union Self Storage Facility (CUP17-03)**

On behalf of the applicant, Union Storage, LLC, the following letter addresses review comments provided by the City of Camas.

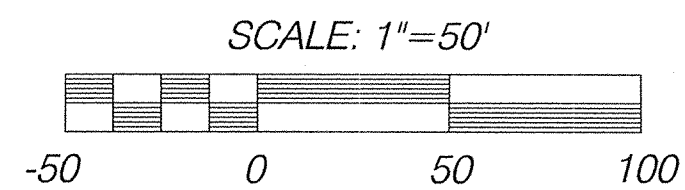
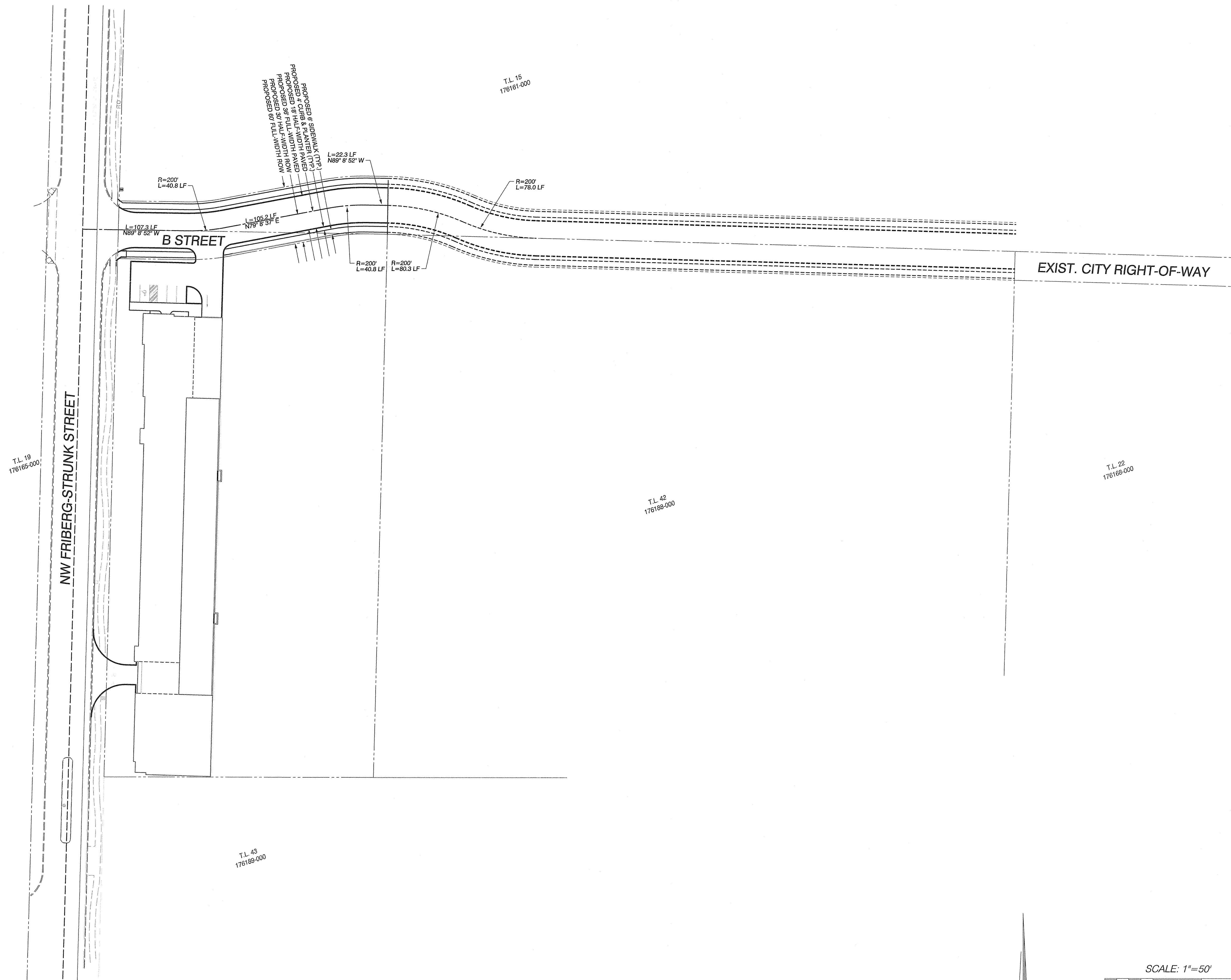
1. An exhibit map was submitted with a proposed alignment including half-street improvements for Street "B." Another copy is attached for reference.
2. A Critical Areas Report was submitted by Cascadia Ecological detailing the proposed wetland mitigation for the project. An addendum will be prepared addressing any additional impacts related to the proposed alignment for Street "B" upon approval of this alignment by city staff.
3. An updated existing conditions plan is attached reflecting the larger 120' buffer due to the wetland category change as requested by staff.
4. A revised preliminary landscaping plan will be submitted prior to the hearing.
5. Based on our preliminary calculations, the retaining wall varies in height between 0 and 5 feet.
6. Copies of the utility easements are attached to this letter as requested.

Please continue processing the application and let us know when the hearing date is scheduled. Thank you.

Sincerely,



Gayle Gerke  
Land Use Planner

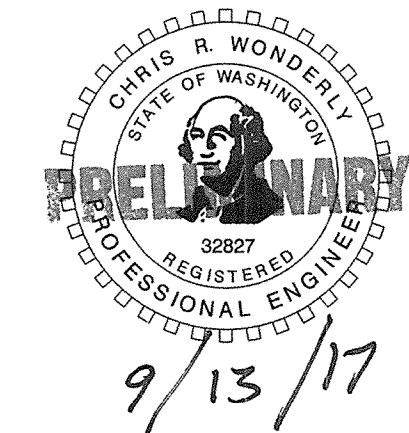


J:\data\9000\9400\9410\9417\Engineering\Prelim\9417\_e.b street exhibit.dgn  
M:\MicroStation V8\pen tables\OCE table setup\OCE street paving.tbl

CLIENT:  
UNION SELF STORAGE, LLC  
23801 NE 42ND COURT  
RIDGEFIELD, WA 98642  
PH: (360) 787-3465  
CONTACT: TOM STRASSENBERG  
EMAIL: tstrassenberg@msn.com

PROPOSED B STREET LAYOUT FOR:  
**UNION SELF STORAGE**

**OLSON** LAND SURVEYORS  
ENGINEERS  
ENGINEERING INC. 222 E. EVERGREEN, VANCOUVER, WA 98660  
360.696.1385  
360.399.9535



CHANGES / REVISIONS	
DESCRIPTION:	DATE:

DESIGNED: CRW  
DRAWN: CRW  
CHECKED: KFS  
DATE: SEPTEMBER 2017  
SCALE: H: 1"=50'  
V:    
COPYRIGHT 2017, OLSON ENGINEERING, INC.  
UNION SELF STORAGE  
JOB NO.: 9417.01.01

SHEET

1 OF 1



VICINITY MAP  
NTS

SEC. 29 T2N R3E W.M.

### EXISTING CONDITIONS NOTES

EXISTING SITE DATA:  
PRESENT USE: VACANT AND UNUSED  
EXISTING ZONING: COMMUNITY COMMERCIAL (CC)  
GROSS SITE AREA: PARCEL 176190000 IS 3.62 ACRES ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.

EXISTING IMPROVEMENTS NOTES:  
EXISTING STRUCTURES: NONE  
EXISTING DRIVEWAYS: AS SHOWN  
EXISTING EASEMENTS: AS SHOWN

ENVIRONMENTAL & SIGNIFICANT NATURAL CONDITIONS NOTES:  
TOPOGRAPHY: AS SHOWN  
WATERCOURSES AND DRAINAGE PATTERNS: NO MAPPING INDICATORS  
100 YEAR FLOODPLAIN: NO MAPPING INDICATORS  
DESIGNATED SHORELINE AREAS: NO MAPPING INDICATORS  
WATER BODIES AND KNOWN WETLANDS: AS SHOWN  
WETLAND DELINEATION: AS SHOWN  
UNSTABLE GROUND, LANDSLIDE HAZARD AREAS & AREAS HAVING SEVERE EROSION POTENTIAL: NO MAPPING INDICATORS  
AREAS HAVING WEAK FOUNDATIONAL SOILS: NO MAPPING INDICATORS  
SLOPES EXCEEDING 15%: NONE  
SIGNIFICANT VEGETATION OR WILDLIFE HABITAT: NO MAPPING INDICATORS  
SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES: NONE KNOWN

NOTES:  
THE SITE ADDRESS IS: 6250 NW FRIBERG-STRUNK STREET, CAMAS, WA 98607.  
THE WETLANDS SHOWN ON THIS SURVEY WERE DELINEATED BY CASCADIA ECOLOGICAL SERVICES, INC. DURING JUNE 2016. REFER TO THE CRITICAL AREAS REPORT BY CASCADIA ECOLOGICAL SERVICES, INC. DATED MAY 5, 2017 FOR MORE INFORMATION ON WETLANDS AND BUFFERS.  
THE LOCATION OF EXISTING UTILITY FACILITIES HAS NOT BEEN RESEARCHED. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM TIES TO UTILITY PAINT MARKS MADE IN RESPONSE TO "ONE-CALL" CONCEPT'S UTILITY NOTIFICATION TICKET NO. 16189824. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS, NOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN.  
THIS SURVEY REFLECTS INFORMATION SHOWN ON ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO: 612836814, DATED APRIL 21, 2016 AT 8:00 AM.  
FIELD WORK BY OLSON ENGINEERING, INC. FOR THIS SURVEY WAS PERFORMED IN JUNE 2016.

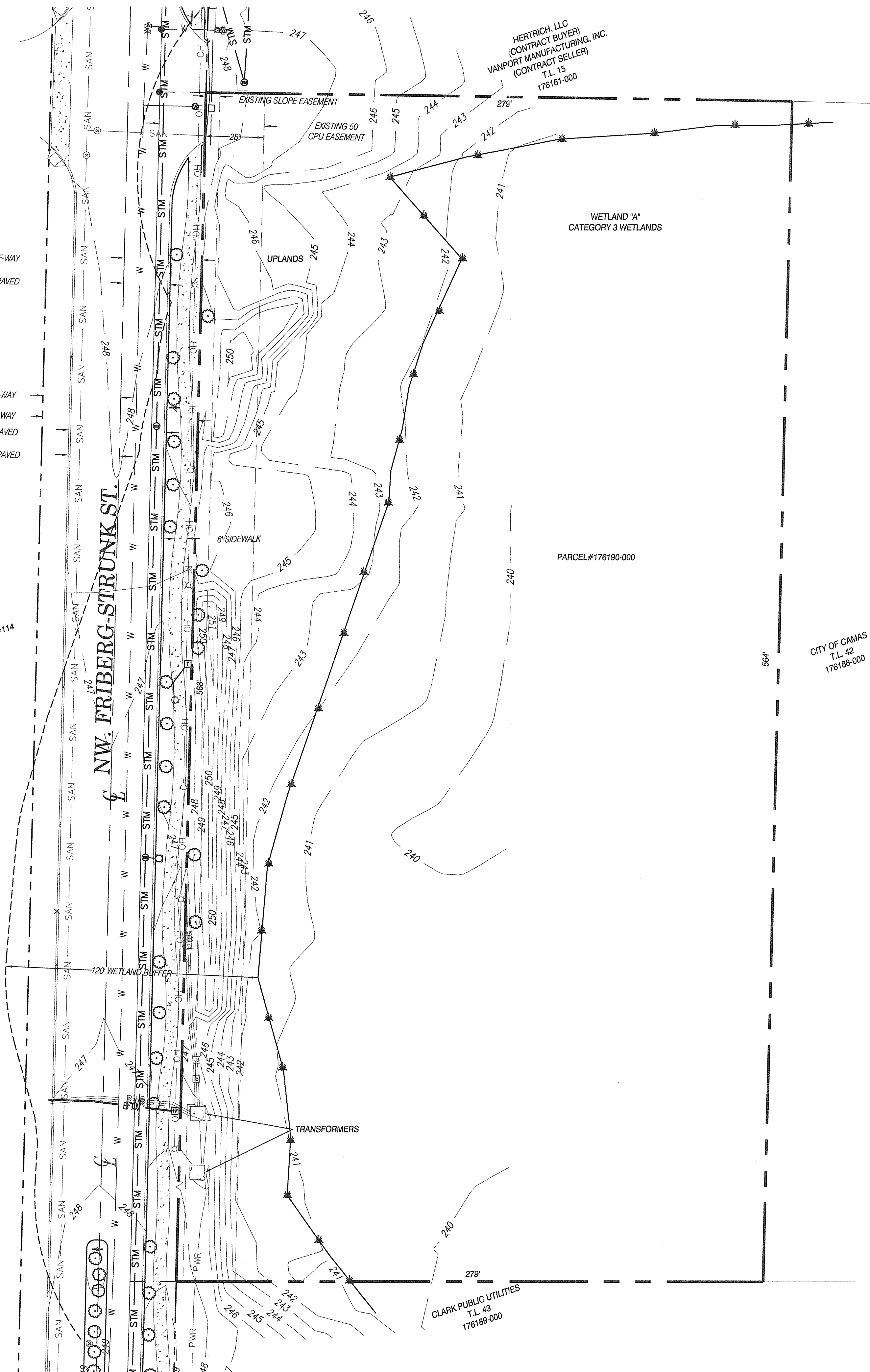
### LEGEND

	LINES	DESCRIPTION	LINES	DESCRIPTION
	— — — — —	PROPERTY LINE	— OH — OH —	OVERHEAD POWER LINE
	— — — — —	ADJACENT TAX LOT	— TEL — TEL —	UNDERGROUND TELEPHONE LINE
	— — — — —	EXISTING EASEMENT	— PWR — PWR —	UNDERGROUND POWER LINE
	— — — — —	RIGHT-OF-WAY	— FO — FO —	UNDERGROUND FIBER OPTIC LINE
	— 245 —	CONTOURS		TRANSFORMER
	— * — *	WETLANDS		2' HORNBEAM TREE UNLESS OTHERWISE NOTED
	— — — — —	WETLAND BUFFER		
	— f —	ROAD CENTERLINE		
	— STM — STM —	STORM SEWER LINE		
	— SAN — SAN —	SANITARY SEWER LINE		
	— W — W —	WATER LINE		
	— BTV — BTV —	UNDERGROUND CABLE TV LINE		

EXISTING 37' HALF-WIDTH RIGHT-OF-WAY  
22' HALF-WIDTH PAVED

EXISTING 37' HALF-WIDTH RIGHT-OF-WAY  
EXISTING 74' FULL-WIDTH RIGHT-OF-WAY  
46' FULL-WIDTH PAVED  
24' HALF-WIDTH PAVED

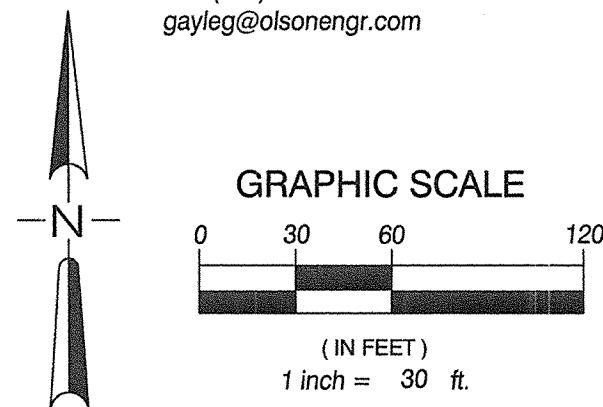
EVERGREEN SCHOOL DISTRICT #114  
T.L. 19  
176165-000



APPLICANT:  
UNION STORAGE, LLC  
23801 NE 42ND COURT  
RIDGEFIELD, WA 98642  
(360) 787-3465  
tstrassenberg@msn.com

OWNER:  
UNION STORAGE, LLC  
200 SE 197TH PLACE  
CAMAS, WA 98607

CONTACT:  
OLSON ENGINEERING, INC.  
ATTN: GAYLE GERKE  
222 E. EVERGREEN BLVD.  
VANCOUVER, WA 98660  
(360) 695-1385  
FAX (360) 695-8117  
gayleg@olsonengr.com



FILE: J:\Data\9000\9400\9410\9417\Planning\9417.p.prelim.extg.cond.dwg  
PLOT: consultant3.ctb

EXISTING CONDITIONS PLAN AND TREE SURVEY FOR:

## UNION SELF-STORAGE

OLSON LAND SURVEYORS  
ENGINEERS  
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660  
360.695.1385  
509.288.6836



### CHANGES / REVISIONS

DESCRIPTION:	DATE:
UPDATE WETLAND BUFFER FOR WETLAND CATEGORY CHANGE	9/2017

DESIGNED: N/A

DRAWN: JKT,GEG

CHECKED: KFS

DATE: MARCH 2017

SCALE: H: 1" = 30'  
V:

COPYRIGHT 2017, OLSON ENGINEERING, INC.

UNION SELF-STORAGE

JOB NO. 9417.01.01

### SHEET

EX1





3798324

Page: 1 of 8  
03/09/2004 03:54P  
Clark County, WA

CITY OF CAMAS

EAS

26.00

## RETURN ADDRESS:

Clark Public Utilities  
P.O. Box 8900  
Vancouver, WA 98668

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951

Affd. # EXEMPT Date 3-9-04  
For details of tax paid see

Affd. #                       
By Doug Lasher  
Clark County Treasurer  
Deputy

Document: Utility Easement  
Grantor: Cam Thomas  
Grantee: PUD No. 1 of Clark County  
Legal Desc.: Ptn. TL# 16 Sec. 29-2-3 EWM  
Serial No. 176162-000 Geo No. 2329233  
Engineer: Hinkle  
WO: #03-13204 RIO #201390

**UTILITY EASEMENT  
AND RIGHT OF WAY  
(Electrical)**

The GRANTOR(S), **CAM THOMAS**, in consideration of mutual benefits hereby acknowledged, does grant and convey to **PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY**, a municipal corporation of the state of Washington, its successors and assigns, including joint users, a perpetual easement and right of way together with the right of ingress and egress for the purpose of installing, constructing, erecting, altering, repairing, maintaining and operating thereon and therein an electric system including poles, wires, communication and service conductors, and appurtenances necessary thereto in, on, over, under and across the lands in Clark County, Washington, described as follows:

As of this date being a portion of Tax Serial No. 176162-000, being Tax Lot #16 in Section 29, Township 2 North, Range 3 East of the Willamette Meridian.

More particularly shown and described in the attached Exhibits "A" and "B", by reference made a part hereof.

PROVIDED, that upon completion of installation of all facilities required to serve all land above-described, THE EASEMENT HEREIN GRANTED SHALL BECOME LIMITED TO THE ACTUAL LOCATIONS OF THE FACILITIES AS INSTALLED WITH REASONABLE RIGHTS OF INGRESS AND EGRESS FOR THE PURPOSES ABOVE STATED.

The Grantor and its assigns agree to permit the District the right and use of an easement to tap to or from the facilities to serve the present and/or future development of



OFFICIAL SEAL  
**MARY C. HENDERSON**  
 STATE OF WASHINGTON  
 NOTARY PUBLIC  
 EXPIRES MAY 1, 2005

**EXHIBIT "A"**

Portion of Serial No. 176162-000 Tax Lot #16 Sec. 29-2-3 EWM

A portion of the Southeast quarter of Section 29, Township 2 North, Range 3 East of the Willamette Meridian, described as follows:

The Southwest quarter of the Southeast quarter of Section 29, Township 2 North, Range 3 East of the Willamette Meridian.

Except the East half of the East half of the Southwest quarter of the Southeast quarter of said Section 29.



**EXHIBIT "A"**

Portion of Serial No. 176162-000 Tax Lot #16 Sec. 29-2-3 EWM

A portion of the Southeast quarter of Section 29, Township 2 North, Range 3 East of the Willamette Meridian, described as follows:

The Southwest quarter of the Southeast quarter of Section 29, Township 2 North, Range 3 East of the Willamette Meridian.

Except the East half of the East half of the Southwest quarter of the Southeast quarter of said Section 29.





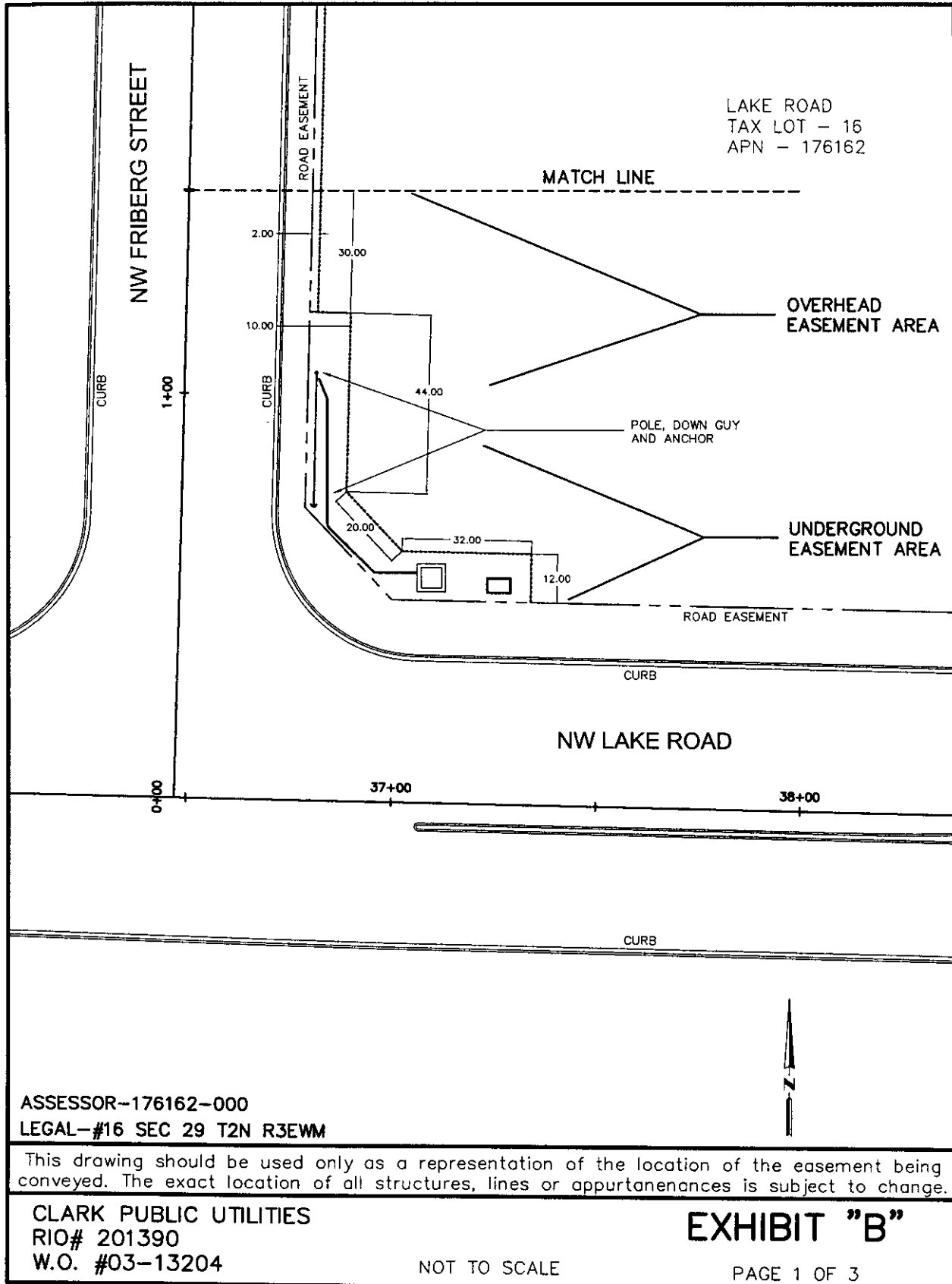
3798324

Page: 5 of 8  
03/09/2004 03:54P  
Clark County, WA

CITY OF CAMAS

EAS

26.00





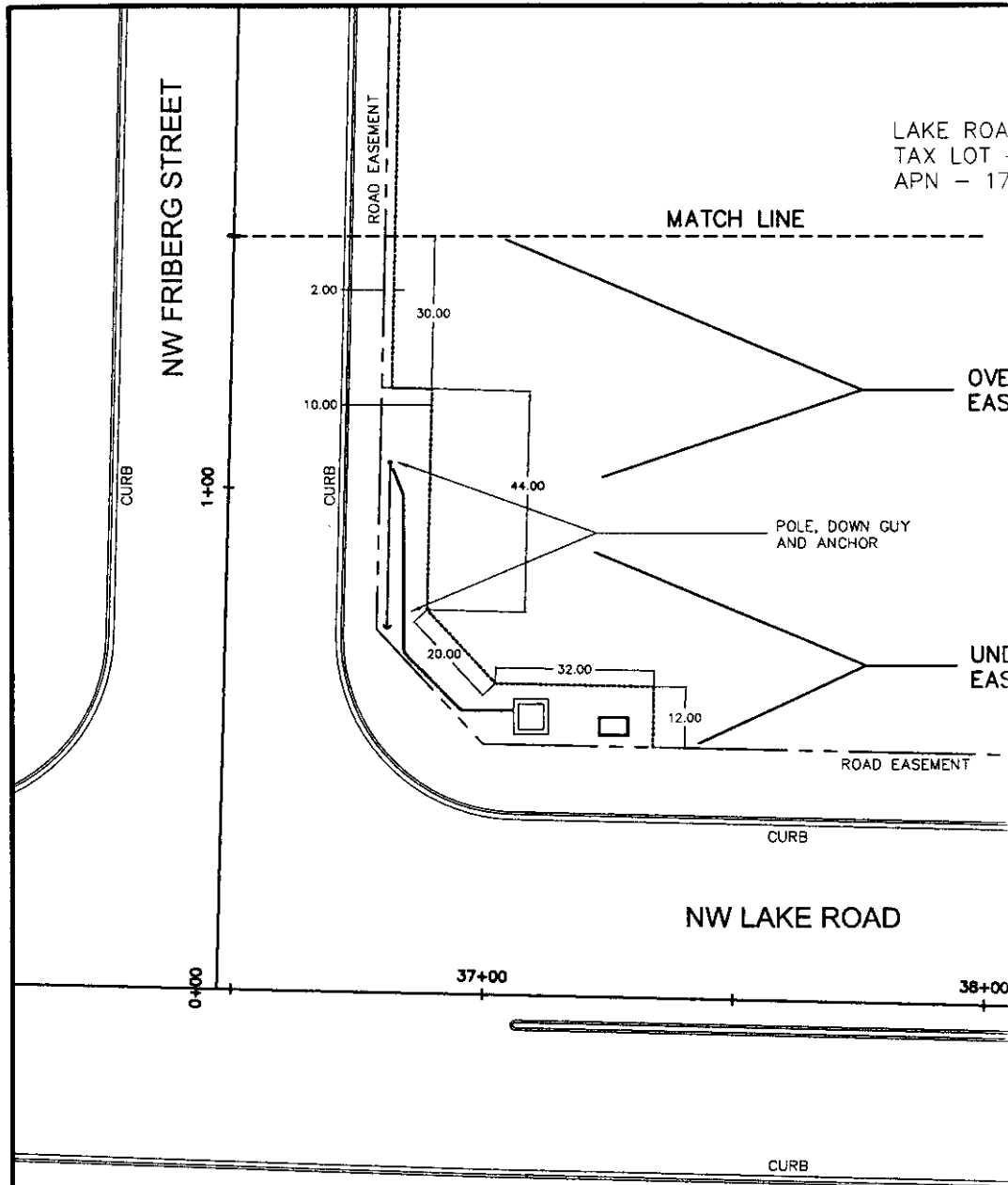
3798324

Page: 6 of 8  
03/09/2004 03:54P  
Clark County, WA

CITY OF CAMAS

EAS

26.00



ASSESSOR--176162-000  
LEGAL--#16 SEC 29 T2N R3EWM

This drawing should be used only as a representation of the location of the easement conveyed. The exact location of all structures, lines or appurtenances is subject to field verification.

CLARK PUBLIC UTILITIES  
RIO# 201390  
W.O. #03-13204

EXHIBIT

NOT TO SCALE

PAGE 1



3798324

Page: 7 of 8

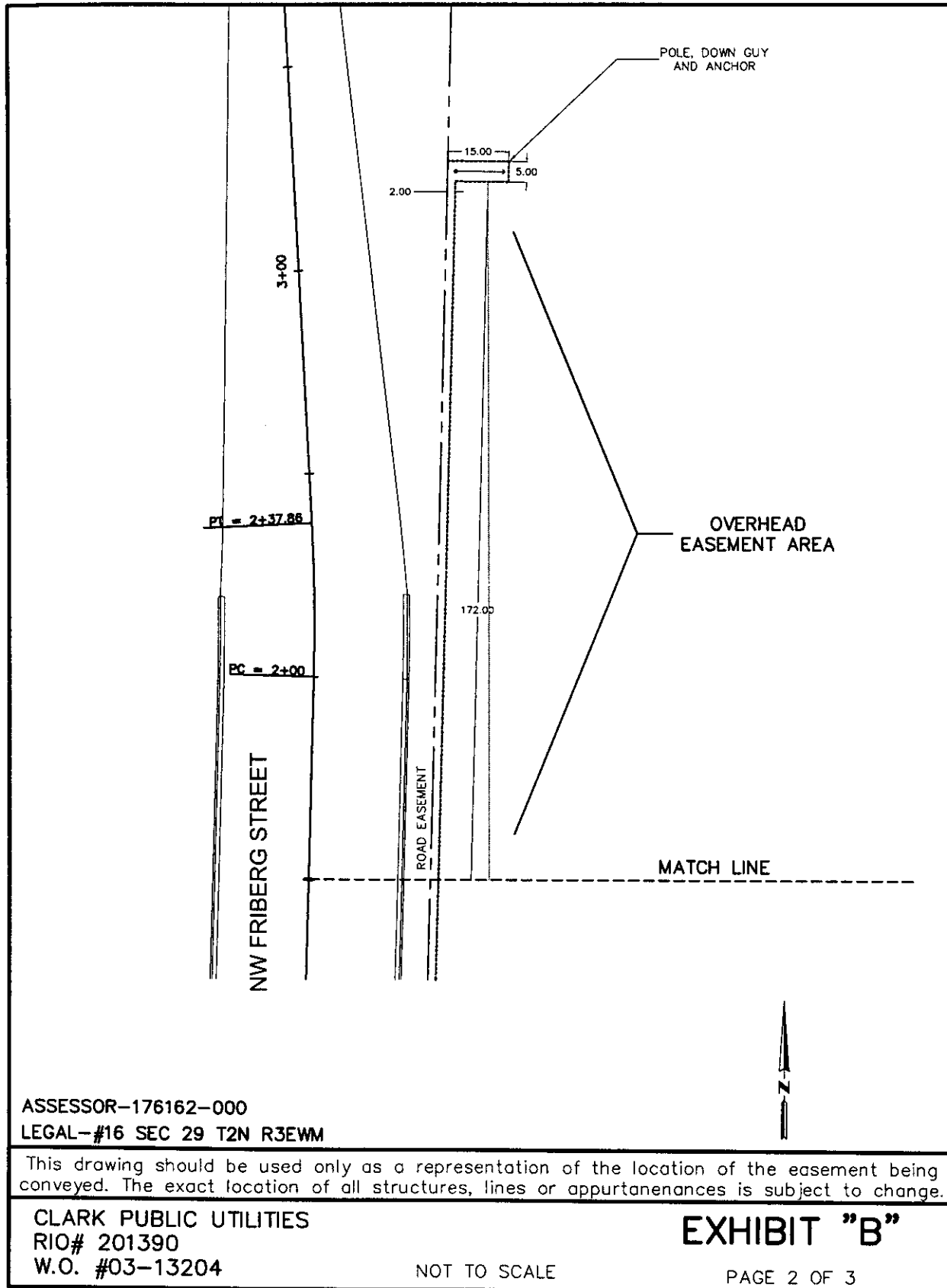
03/09/2004 03:54P

CITY OF CAMAS

EAS

26.00

Clark County, WA





3798324

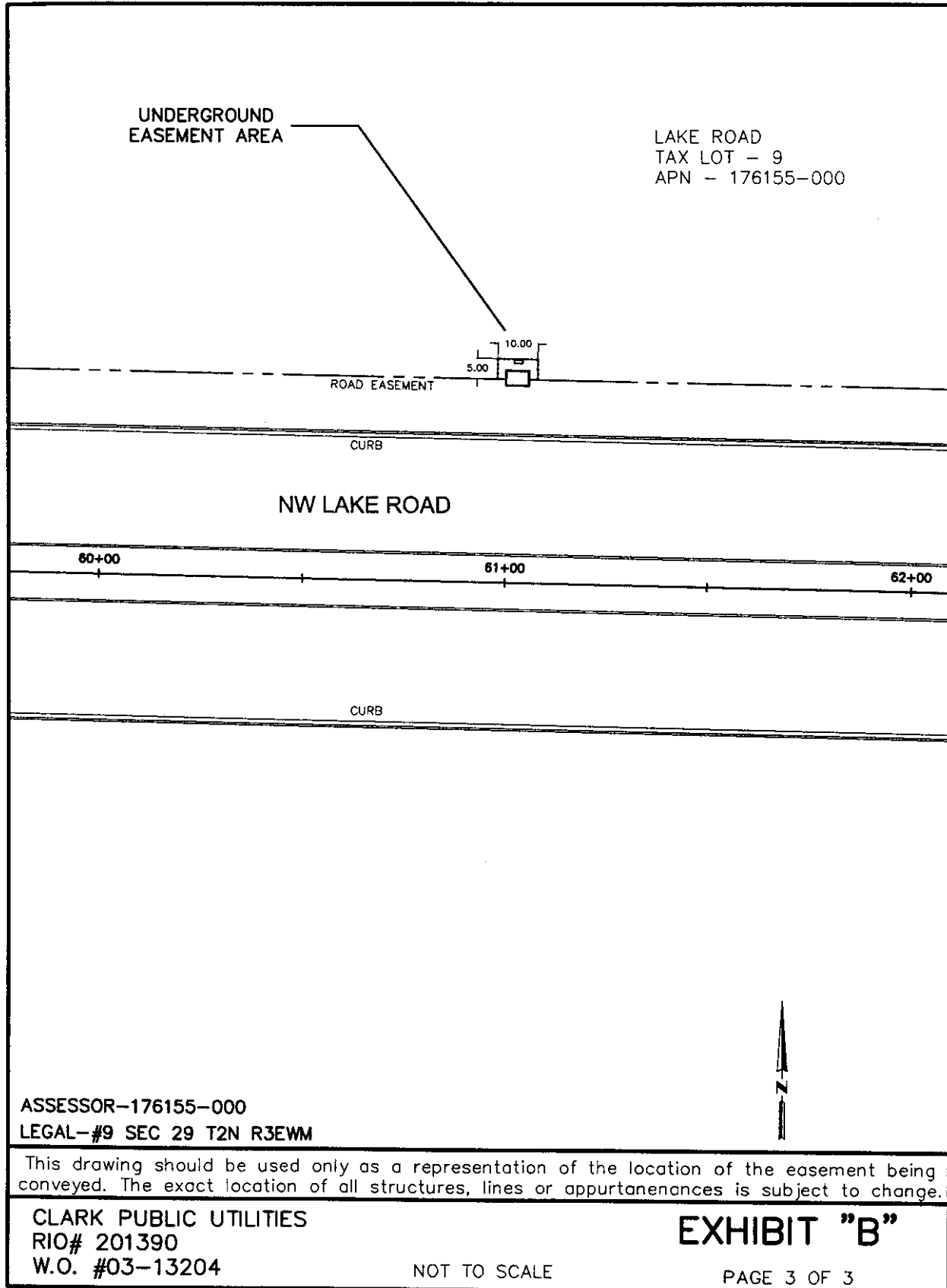
Page: 8 of 8

03/09/2004 03:54P

CITY OF CAMAS

EAS

26.00 Clark County, WA



4306422 D

RecFee - \$34.00 Pages: 3 - FIRST AMERICAN TITLE  
Clark County, WA 04/03/2007 03:22



AFTER RECORDING MAIL TO:

Public Utility District No. 1 of Clark  
PO Box 8900  
Vancouver, WA 98668

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951  
608097 EXEMPT Date 4-30-07  
Affd. # For details of tax paid see  
Affd. #  
By Doug Lasher  
Clark County Treasurer Deputy  
Rv

Filed for Record at Request of:  
First American Title Insurance Company

Space above this line for Recorders use only

## STATUTORY WARRANTY DEED

File No: 4281-856599 (SMO)

Date: March 30, 2007

Grantor(s): Cam Thomas

Grantee(s): Public Utility District No. 1 of Clark

Abbreviated Legal: SECTION 29, TOWNSHIP 2 NORTH, RANGE 3 EAST

Additional Legal on page:

Assessor's Tax Parcel No(s): 176162-000

**THE GRANTOR(S) Cam Thomas, a married man as his sole and separate property** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Public Utility District No. 1 of Clark County, a municipal corporation of the State of Washington**, the following described real estate, situated in the County of **Clark**, State of **Washington** to the same extent and purpose as if the rights herein granted had been acquired under ***Eminent Domain Statute of the State of Washington***;

**A parcel of land located in a portion of the Southwest Quarter of the Southeast Quarter of Section 29, Township 2 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, more particularly described as follows:**

Beginning at the Southwest corner of the Southeast Quarter of said Section 29; thence South 88°54'49" East, along the South line of said Southeast Quarter, for a distance of 52.23 feet; thence North 01°05'11" East, for a distance of 65.00 feet to the North right of way line of "N.E. 1st Street (Lake Road)"; thence leaving said North right of way line, North 42°50'06" West, for a distance of 31.07 feet to the East right of way line of "N.E. 202nd Avenue (Friberg Street-Strunk Road)"; thence North 01°31'55" East, along said East right of way line, for a distance of 336.95 feet; thence North 88°28'48" West, along said East right of way line, for a distance of 30.00 feet; thence North 01°31'55" East, along said East right of way line, for a distance of 41.10 feet to the TRUE POINT OF BEGINNING; thence North 01°31'55" East, along said East right of way line, for a distance of 300.11 feet; thence leaving said East right of way line, North 90°00'00" East, for a distance of 400.83 feet to the West line of a Stormwater Tract as described in Auditors File Number 3786989, records of said county; thence South 09°48'54" West, along said West line of the Stormwater Tract, for a distance of 304.46 feet; thence leaving said Stormwater Tract, South 90°00'00" West, for a distance of 356.95 feet to the said East right of way line and the TRUE POINT OF BEGINNING.

Together with and subject to the following described easements for ingress, egress, and utilities over, under, and across the following two strips of land:

**Easement 1:**

Beginning at the TRUE POINT OF BEGINNING of the above described parcel of land, said point being the POINT OF BEGINNING of Easement 1; thence North 90°00'00" East, for a distance of 60.02 feet; thence South 01°31'55" West, parallel with the East right of way line of "N.E. 202nd Avenue (Friberg Street-Strunk Road)", for a distance of 364.80 feet; thence South 62°52'12" East, for a distance of 84.27 feet to the North right of way line of "N.E. 1st Street (Lake Road)"; thence North 88°54'49" West, along said North right of way line, for a distance of 84.27 feet; thence leaving said North right of way line, North 42°50'06" West, for a distance of 31.07 feet to the East right of way line of "N.E. 202nd Avenue (Friberg Street-Strunk Road)"; thence North 01°31'55" East, along said East right of way line, for a distance of 336.95 feet; thence North 88°28'48" West, along said East right of way line, for a distance of 30.00 feet; thence North 01°31'55" East, along said East right of way line, for a distance of 41.10 feet to the POINT OF BEGINNING of said Easement 1;

**Easement 2:**

Beginning at the TRUE POINT OF BEGINNING of the above described parcel of land; thence North 01°31'55" East, along the East right of way line of "N.E. 202nd Avenue (Friberg Street-Strunk Road)", for a distance of 300.11 feet to the TRUE POINT OF BEGINNING of Easement 2; thence North 01°31'55" East, continuing along said East right of way line, for a distance of 568.24 feet to the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 29; thence South 89°08'44" East, along the North line of said Southwest Quarter, for a distance of 50.00 feet; thence leaving said North line, South 01°31'55" West, parallel with said East right of way line, for a distance of 567.49 feet; thence South 90°00'00" West, for a distance of 50.02 feet to the TRUE POINT OF BEGINNING of Easement 2.

Together with all standing timber and/or crops on the real property described herein.

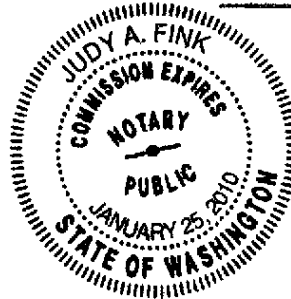
Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The Grantors hereby agree to surrender occupancy of the lands or rights herein conveyed upon receipt of payment. The lander herein contained an area of 2.61 acres, more or less.

Also, the undersigned hereby requests the Assessor and Treasurer of said county to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property conveyed, as provided by RCW 84.60.070.

Cam Thomas  
Cam Thomas

READ & APPROVED BY: 4-2-07



STATE OF Washington )  
COUNTY OF Clark Klickitat )-ss

I certify that I know or have satisfactory evidence that **Cam Thomas**, is ~~are~~ the person(s) who appeared before me, and said person(s) acknowledged that he/~~she/they~~ signed this instrument and acknowledged it to be his/~~her/their~~ free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 2, 2007

Judy A. Fink

Notary Public in and for the State of Washington

Residing at: White Salmon

My appointment expires: Jan 25, 2010