



Purposed Gas Station on 13th & Friberg-Strunk ATT: Carey Secto

From Ken Waltos <ken.waltos@outlook.com>

Date Mon 3/4/2024 11:33 AM

To Community Development Email <communitydevelopment@cityofcamas.us>

WARNING: This message originated outside the City of Camas Mail system. **DO NOT CLICK on links or open attachments** unless you recognize the sender and are expecting the content. If you recognize the sender as a city employee and you see this message this email is a phishing email. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Hi Carey

we are homeowners very close to the purposed gas station on 13th & Friberg-Strunk.

20106 NE 14th Street, Camas Wa.

We are opposed to this station being located there for the following reasons.

1. Our son in law is a Vancouver police officer and noted that gas station/convience stores have a higher rate of crime then other types of businesses.
2. we have bedrooms on the second floor of my house, and we believe that the station will adversely create light pollution, impacting sleep.
3. We believe that the SEPA report does not reflect an accurate assessment of the water report due to several factors. A) it was done in August, when the water table is lower. in the winter months there are wetlands and surface water adjacent to the purposed sight. B) There was no mention of the Clark county storm water facility across the street. C)There are also privately owned drinking wells located adjacent and nearby the purposed sight.
4. We have a concern that the additional noise from the carwash and the vacuums will be a constant nuisance and may exceed what is allowed in a residential setting.
5. We believe the purposed entrance is too close to the intersection and will cause an already busy intersection to back up more especially during peak times, when school is starting or ending. The purposed gas tanker truck delivery route will add an additional back up.
6. When school is in session that intersection is used by many inexperienced drivers which has led to many near misses. The SEPA that was filled states that only 60-80 added trips would be added during peak hours out of 2,281 for the day. I do not believe that would be accurate. I believe many of the additional trips will be generated during the already congested school starting time and or during sports-related events.
7. The noise from that intersection has been magnified from the addition of the large warehouse that was built right on the adjacent corner. The addition of the gas station will only make that worse as opposed to some other types of business.

Thank you for considering my concerns and objection to the purposed gas station.

Ken and Lisa Waltos.

