

Carey Certo

From: Michael Orchard <mspadorchard@gmail.com>
Sent: Sunday, November 24, 2024 8:39 PM
To: Community Development Email
Subject: "13th Street gas station"

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In regards to this proposal to put in a gas station.

It would seem that the real purpose of the gas station at such a site is not to remedy a shortage of gas stations around here, since we have plenty of gas stations around here, including one of the most accessible, Costo. Such a gas station will likely be mostly making their profits by selling junk food, largely to neighborhood kids and students at Union High School. Surely a real grocery store would be much more beneficial to local residents. An EV charging station might be a good attractant, and a forward looking one at that.

That said, if this property and business is owned by an LLC, the only purpose I can see for that arrangement is to turn deep pockets into shallow pockets that cannot be held responsible for any legal or environment issues that likely will arise sooner or later. Who will then be held responsible for the costs of decommissioning that gas station when it is found to be unsafe, in violation of pollution control standards, or not fiscally capable due to the structure of an LLC, which is only necessary insulate owners from such problems and their costs. When such costs arise who will bear them other than Camas, Clark County, and the State of Washington. This will be one more example of business being capitalistic when making a profit, and socialistic when unexpected costs of clean up arise.

Sincerely,

Michael Orchard
1307 NE 194th Ave
Camas, Wa 98607