

**Carey Certo**

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**From:** JKGoertzen <jkgoertzen@comcast.net>  
**Sent:** Wednesday, November 20, 2024 7:13 AM  
**To:** Community Development Email  
**Subject:** Gas station

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I am resubmitting this as it is missing from the list. Thank you!

November 10, 2024

Dear Hearings Examiner,

We are opposed to the gas station/car wash/convenience store project directly across the street from the back of our home due to the following concerns:

- Our 3 acre property contains wetlands; this wetland is habitat to deer, racoon, coyote, owl, woodpecker, rabbits and any number of smaller critters that we don't see every day but make their home there.
- The project lies within the boundary of a public wellhead buffer area (as represented on Clark County GIS).
- There are 45 private drinking water wells that would be contaminated by runoff from this project, most of which have not been registered previously and therefore were not included in the original decision.
- The project is at an intersection which is already extremely dangerous, has recently added large numbers of semi-trucks to it (Interstate battery moved in across the street), and handles traffic for the 2000+ student highschool just up the street.
- The venting of the gas vapors may pose a health risk to those of us living nearby, including our children and grandchildren.
- The project will, undoubtedly, reduce our property values and make it difficult to sell our homes.

Please weigh the number of negative impacts this project will have compared to the unnecessary addition of another gas station which can already be found nearby and which will ultimately be phased out as gas-powered vehicles become unlawful or less utilized.

Thank you,

Keli and Jeff Goertzen

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