

**Russell and Barbara Wegner**  
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November 10, 2024

City of Camas

Dear [City of Camas/ c/oRobert Maul,

I am writing to express my concerns for the upcoming hearing regarding the proposed construction of a gas station and car wash in our neighborhood, specifically 13th Street Gas Station: File Number SPRV23-06.

While I understand the importance of providing essential services to our community, I believe that this particular project may have detrimental effects on our quality of life, environment, and local economy.

- 1. Traffic and Safety Concerns:** The addition of a gas station and car wash is likely to increase traffic congestion in our area. The influx of vehicles can compromise the safety of pedestrians, cyclists, and especially children. Our neighborhood is primarily residential, and the expected volume of cars could pose significant safety hazards.
- 2. Environmental Impact:** The construction and operation of a gas station can lead to increased air and noise pollution, which would negatively impact our community's health and well-being. **Additionally, the potential for oil spills and groundwater contamination is a considerable risk that**

**could threaten local ecosystems and drinking water sources. We strongly feel the study of wells in the proximity has not been addressed. Stormwater contamination risk has also not been fully addressed. The SEPA needs to be redone. The distances of this environmentally risky business is too close to drinking water resources, (over a dozen wells) Lacamas Prairie, Lacamas Creek and Lacamas Lake. An Insurance bond could be a consideration.**

**2B. Environmental Facts and Concerns**

- 1) A medium gas station puts out around 400,000 liters of gas per month. That puts out 24,000 liters of compound/ vapors which equals 1 6,000 gallons of compounds/ vapors each month
- 2) Vapors travels approximately 600 feet in the surrounding area in all direction depending on winds
- 3) Diesel can put out double this number.

- 1) As we all know, we are an area of major precipitation. These compounds /particles will go where the water goes. and drift into the near by wetlands, wells, and aquifers. A major Aquifer that is within 200 feet of the gas station supplies all the wells on 13<sup>th</sup> street.

1. Drinking water and is number one risk water plus potential contamination risk for wildlife, wetlands. As covered in the press, Bradshaw Lomatia, which only recently came off endangered species list could easily come back on endangered species list and is in very close proximity. The Preliminary Stormwater Technical Information Report (PTIR) dated November 2023, was prepared by PLS Engineering, Inc. Yes, The PTIR was prepared in accordance with Ecology's *Stormwater Management Manual for Western Washington* (2019

SWMMWW). Ecology issued the 2024\ However, the report is flawed. There is no opinion or formal review of this document from The Dept. of Ecology. Very important to note, there are at least 13 wells not mentioned anywhere in the report which are not on public record and the DOE is in the process of gathering well tags and ensuring registered with county. Right now, unfortunately, these legal wells are not on county record and their water may be impacted by the gas station/ car wash.

- 2) Safety of Children - by having this business at this location is a concern
  - 3) Across the country and in other states hundreds of new gas stations have been forbidden to be built for many of these reasons.
  - 4) If they go bankrupt in the near future who will do the \$200 million dollar clean up for the City of Camas?
3. **Impact on Local Businesses:** The introduction of a gas station and car wash may drive business away from our local establishments, which are essential to fostering a strong community. Supporting local businesses helps maintain the character of our neighborhood and contributes to our economic stability.
  4. **Property Values:** Studies have shown that properties located near gas stations can experience a decrease in value. This decline can affect homeowners' investments and the overall appeal of the neighborhood, which is a concern for many residents.
  5. **Community Character:** Our neighborhood is known for its family-friendly atmosphere and community-oriented spaces.
  6. The establishment of a gas station and car wash may detract from this appeal, changing the character of our area in a way that many residents may find undesirable.

In light of these concerns, I urge the City Council to reconsider the approval of this project. We need to prioritize the well-being of our community and look for solutions that align with our vision for a sustainable, healthy, and vibrant neighborhood.

Thank you for taking the time to consider my perspective. I hope you will take the necessary steps to protect our community's interests.

Sincerely,

*Russell Wegner*

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*Barbara Wegner*

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