

Carey Certo

From: Kim Thompson <kimanche@gmail.com>
Sent: Monday, July 25, 2022 10:05 PM
To: Community Development Email
Cc: Kim Thompson
Subject: Feedback: Please do not approve Camas Station (CUP22-02)

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Dear Lauren Hollenbeck and Camas Community Development team:

I am writing to request that the "Camas Station" proposal be rejected.

The proposed gas station/Mini Mart/drive-thru coffee stop is a disadvantage to the city of Camas.

- 1) **Traffic** is already very congested at that intersection with walkers and cars during the school year and also during morning commute hours. Children and families walk to and from that school most days. Right now there is a safe route as only the schools are on that route. The additional gas/car wash/coffee business will increase car traffic - potentially earlier in the morning AND later into the evening. (question: what are the business hours for this proposed retail area).
- 2) **Environmental** issues and risks will increase for this area. a) the day to day use of the gas station will increase pollution. b) If the station's tanks develop leaks, then it will affect the neighborhood and local wildlife. c) Beyond the songbirds, there is more local wildlife such as Deer, Coyotes, Geese, Frogs and Birds living in this area.
- 3) **Profits** for gas stations are based on sales of food, drink, cigarettes and alcohol. Our schoolchildren and community do not need an extraneous Mini Mart built in the middle of a school zone and residential area.

Again this project **does not provide any benefit** to the immediate neighbors (Prune Hill Elementary and Prune Hill Sports Park) or to the citizens of Camas as a whole. There are gas stations, mini marts and coffee shops plus a natural food store within 2 miles that residents and visitors can easily access down the hill. The applicant is an out-of-state resident (Las Vegas, NV) who will not have the same local interest and community investment as the people who actually live next to this proposed development.

Please reject this permit.

Thank you.

Kim Thompson
 4259 NW 12th Loop