

To Whom it may concern,

My name is Joe Westfall and my family lives at 1431 NW Whitman St, Camas, Wa 98607. And my kids attend Prune Hill. Which is right around the corner from the proposed "Camas Station" development. I am writing in opposition of the proposed development as it is subject to the Condition Use Criteria (18.43.050) per City of Camas code. We believe the hearing examiner should deny this conditional use permit based on the following:

A. The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated;

- 1) The proposed gas station would be detrimental to public welfare because of the fact it is being placed within a school zone and in a residential area.
 - a) Per our review of the traffic study we feel that it doesn't adequately account for the traffic relating to Prune Hill Elementary school during pick up and drop off times, and with added development traffic the current road configuration will not be able to meet the traffic demands.
 - b) Increased traffic causes safety concerns for kids walking to and from school and the sale and possible consumption of alcohol could lead to a fatal traffic accident involving a member of our school community.

Please see study:

<https://ceds.org/wp-content/uploads/2020/09/Crime-Alcohol-Studies.pdf>

- c) Although the risk of environmental and health impact have been addressed, we believe that the simple possibility of negative health impacts to our kids at the school which is less than 750 ft from the development is "materially detrimental to public welfare". See studies below relating to health concerns and gas stations.
 - i)
 - ii) Please refer to these articles attached:
 - iii)
 - iv) <https://sciencing.com/pollution-gas-stations-18064.html>
 - v)
 - vi) <https://www.google.com/amp/s/www.environmentalpollutioncenters.org/gas-stations/amp/>
 - vii)
 - viii) <https://education.seattlepi.com/pollution-gas-stations-3472.html>
 - ix)
 - x) <https://www.sciencedaily.com/releases/2018/10/181004110021.htm>
 - xi)

- xii) The latter article is directly from Columbia University's School of Public Health.
 - xiii)
 - xiv) This one below cites research from Neurotoxicologist Lucio Costa at University of Washington.
 - xv)
 - xvi) <https://www.pnas.org/doi/10.1073/pnas.2008940117>
- d) Finally we believe that this “conditional use permit”and development is materially detrimental to the public welfare because of the well documented increase in crime that comes with placing “Gas stations and convenience stores” in a community. The proposed development is less than a 100 ft from Prune Hill Sports complex and 750ft from the school. In light of the recent gun violence that has affected our country and specifically our schools. We believe it is the city of Camas’s duty to weigh all the research possible impact on our community and schools.. Is it worth the possibility of allowing a development that could possibly act as a launching pad for an attack on our community at large or our schools? Please see the research and articles relating to gun violence and the news articles relating to violence at gas stations in Clark county specifically. There are no other gas stations in Clark County located this close to an elementary school building.
- i) Convenient stores are persistent targets for robbery. Arizona State University Center for Problem Oriented Policing, Guide Number 49 published in 2007
(<https://popcenter.asu.edu/content/robbery-convenience-stores-0>)
 - ii) Convenient stores and gas stations are the 4th and 7th most common location for violent crime in 2020, respectively. Guns were overwhelmingly the most common weapons used for violent crimes in all locations last year, figuring into 60% of incidents.

<https://www.cspdailynews.com/company-news/c-stores-are-4th-most-common-location-violent-crime>

. See FBI Crime Data Explorer.
(<https://crime-data-explorer.app.cloud.gov/pages/explorer/crime/crime-trend>)
 - iii) Gotham, K.F., Kennedy, D.B. Analyzing crime foreseeability: premises security litigation and the case of convenience stores and gas stations. Secur J 34, 207–230 (2021).
<https://doi.org/10.1057/s41284-019-00218-1>.

https://www.jurispro.com/files/articles/nalyzingrimeoreseeability_5630.pdf

- iv) The combination of easy access, shopping convenience, and high volume of patrons can provide fertile opportunities for potential offenders, potential victims, and weak guardianship to come into contact (White and Muldoon 2015, pp. 280–281). Cashiers working at gas stations and convenience stores face a higher rate of workplace violence than almost any other non-law enforcement profession, according to a 2011 report from the U.S. Department of Justice’s Bureau of Justice Statistics (Harrell 2011). Police departments and others have long characterized convenient stores as “stop and rob” referring to how criminals can supposedly easily and often rob convenience stores
- v) Convenient stores in Philadelphia experiencing increased crime/robberies in 2022. Philadelphia ABC Channel 6 Action News Story, February 23, 2022. (<https://6abc.com/philadelphia-theft-convenience-stores-robbery-suspects-police-delays/11590826/>)
- vi) Crime and Access to Alcohol-<https://ceds.org/wp-content/uploads/2020/09/Crime-Alcohol-Studies.pdf>
- vii) Vancouver Crime
 - (1) <https://www.columbian.com/news/2022/jun/09/no-one-seriously-injured-in-kidnapping-attempted-robbery-in-east-vancouver/>
 - (2) <https://www.kxl.com/vancouver-man-accused-of-killing-woman-at-gas-station-held-on-2-million-bail/>
 - (3) <https://dailycaller.com/2022/06/09/gas-station-employee-fends-off-would-be-robber-with-bug-spray-washington-state/>

B. The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design;

- 1) Although this site is zoned community commercial the proposed use doesn’t match the surrounding land uses as most are residential uses and the development will be out of place, affect pedestrian circulation, adversely affect traffic, and produce light pollution that will affect the quality of life of the surrounding homes.

C.Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located;

- 1) The city and developer have not taken appropriate measures to minimize the adverse impact the development will have on NW 16th Ave. This street is currently at capacity and only has sidewalks on one side and the stop sign at 16th and Tideland is insufficient for controlling the increase in traffic and safely handling foot traffic during school hours.

D.The proposed use is consistent with the goals and policies expressed in the comprehensive plan;

- 1) As a member of the community and my reading of the comprehensive plan I don't believe this development or "Use" is consistent with the City of Camas's goals. We don't need more gas stations, we need more parks and open spaces for our kids. We believe that you, the "hearings examiner" , have sufficient evidence to deny the conditional use permit for this property. Camas is a city that values our kids, our schools, our community, and this "Conditional Use" is in direct opposition to these values.

Thank you,

Joe Westfall