

## Carey Certo

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**From:** Ken O'Day <kenoday@gmail.com>  
**Sent:** Thursday, July 28, 2022 7:09 PM  
**To:** Administration Email; Community Development Email  
**Subject:** Camas Station development

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Dear mayor and council members,

I am writing to you as a Camas resident who lives near Brady Road to express my extreme disapproval of this ill-conceived proposed project. I recognize that Camas is a growing community and appreciate that development is needed. However, it is the responsibility of our leaders to ensure community-appropriate development that will enhance our city - so things like businesses, retail outlets, services, and other amenities that will be used by residents and bring people together much as our downtown area does. However, this project in this location makes zero sense. Putting a convenience store (which will sell junk food, cigarettes, and alcohol) and a gas station that will spew fumes into the air right across the street from an elementary school (and down the road from 2 other schools) in a residential area is just a terrible idea for our community.

A convenience store, gas station, and drive thru coffee will only increase traffic congestion, crime, and pose hazards to children going to school and people walking and cycling. The intersection at Brady is particularly inappropriate given the hazards at this intersection. I have personally witnessed numerous near accidents due to vehicles attempting to turn with the poor visibility from the hill (to get to the proposed site most vehicles will be turning off of Brady Road). A much more appropriate location for something like this would be at the Columbia Palisades development occurring at 192nd and Route 14 - which is a major intersection where a gas station and convenience store would actually make sense given the nearby highway and people entering and leaving the highway, but I understand the master plans for the Columbia Palisades plan prohibits fuel stations (apparently they are smarter than the City of Camas Planning Department). So instead developers want to put it on Prune Hill right next to an elementary school?? Shameful!

I have to say that I can't believe that the City of Camas Planning Department is actually "recommending" this project. In addition to the public safety and quality of life problems the planet is racing toward environmental catastrophe, meanwhile the City of Camas is pushing gas stations?? With hybrid and electric vehicle sales increasing the city should be doing its part to promote alternative clean energy, not approving a gas station that will soon be a useless environmental hazard and nuisance. You need a major change of leadership in the planning department. The pool fiasco was terrible and would have been a waste of money, but at least that project would have enhanced the community. This project does literally nothing but degrade our community, which makes it an even worse idea.

I also feel that the process used by the City has been completely unsatisfactory. Little information was provided in advance of this project. I only became aware of it on the day of the public meeting. At the meeting instead of taking a neutral stance the City aggressively promoted the project. The hearing examiner who ran the meeting was dismissive of public comment and continually interrupted people. He repeatedly told people that they couldn't make a point that had already been made, which is ridiculous as multiple reports of traffic hazards at that intersection constitute additional evidence that he was thereby refusing to entertain. When he was asked if he ever ruled against a project he could not provide a single example. Clearly his future selection for this type of work and compensation is tied to him making a favorable decision. The system appears biased and rigged so that developers can get what they want and the Mayor and Council can avoid taking responsibility for doing their jobs.

Finally, I have to say that I am really getting fed up with the poor development decisions being made by our out of touch city leaders. Sadly, the City seems to have no vision and no clue what Camas residents actually want. I recently voted for some of you and I expected better after some recent controversies and turnover in our city government. Apparently, the problems are not fixed and it's time to clean house yet again. I feel very strongly about this and will be voting against ALL of you if this project proceeds.

I would appreciate confirmation of receipt of this email and confirmation that it has been entered into the record for public comments.

Sincerely,  
Ken O'Day  
3520 NW 24th Circle  
Camas, WA 98607