

**Carey Certo**

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**From:** Alan Peters <alanpeters@gmail.com>  
**Sent:** Monday, July 25, 2022 7:41 PM  
**To:** Community Development Email  
**Subject:** CUP22-02 (Camas Station) Comments

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Dear Hearing Examiner,

My family lives in the Deer Creek neighborhood, kitty-corner from the proposed Camas Station development. We love our neighborhood and enjoy living in this part of Camas. But our lifestyle here on Prune Hill is dependent on cars. My address has a "Walk Score" of 3, which means that almost all errands require a car.

A gas station at this location is absolutely compatible with the surrounding land use which is dominated by large-lot, car-dependent, single-family development. The gas station will likely be sustained just by serving the fuel needs of the existing neighborhood traffic. Ironically, the project will make my neighborhood a bit more walkable. If approved, I'm looking forward to having a nearby place to walk for a coffee or a gallon of milk. The nearest place to buy a cup of coffee (or anything for that matter) is two miles away in East Vancouver, a walk I occasionally make on weekend mornings.

Some are concerned that a gas station shouldn't be located so near to homes and that storing and pumping gas near a neighborhood would be detrimental to the public welfare. The nearest gas station to this location is the Chevron on 192nd Ave, immediately adjacent to the Hiddenbrook neighborhood. The next closest is the Shell on 28th Ave, which is surrounded by single-dwellings and across from Camas Ridge apartments. I am not aware of any complaints or health concerns expressed by the nearby residents of these gas stations. I am also aware that most folks in the vicinity drive around in cars with gas tanks and have no problem storing gasoline in their garages.

A gas station may not be my first choice for this property, but it's a perfectly appropriate use for the site. Most importantly, it was contemplated as a conditional use in the Community Commercial zone and appears that it can satisfy the conditional use criteria in the zoning code. My only concern with proposal is the lack of any details on proposed signage. Marketing materials available online for the project display tall pylon signs, but this type of signage would seem out of character for the area. Nearby commercial signs, including those for the aforementioned gas stations, signs for industrial buildings along Pacific Rim Ave, and even the signage for Prune Hill Elementary are all shorter monument-style signs. I would recommend that the Hearing Examiner require a condition that any freestanding signs be monument signs not to exceed a height of 12 feet. This would ensure compatibility with other nearby commercial developments and further limit impacts to nearby residences.

Otherwise, I agree with our city staff's recommendation that with the recommended conditions in the staff report, the proposal is consistent with the Camas comprehensive plan and zoning code and should be approved.

Sincerely,  
Alan Peters  
4050 NW 12th Ave, Camas