

Carey Certo

From: Aunna Elm <aunnaelm@gmail.com>
Sent: Tuesday, July 26, 2022 8:25 PM
To: Administration Email
Subject: Camas Station: VERY disappointed in Camas leadership

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I just attended the public hearing on Camas Station and the lawyer - Mr. Turner - who will decide whether or not to approve Camas Station - which City planners recommended approval of. I found him to be rude, dismissive, he is not a Camas stakeholder - he lives in *Gresham*, and when pointedly asked by a resident - Mr. Turner said he doesn't recall ever not approving a proposal before. I listened to the entire hearing and am quite confident that regardless of all the Camas resident's objections, that he will approve this and he does not care what any of us think, or how we or our children will be adversely impacted.

I am shocked and appalled that Camas Station has advanced this far. That it has, illustrates how out of touch Camas Mayor and Council are that they haven't previously, proactively, developed a protective and community building framework to guide city planning staff. You need to rezone areas like this to *protect* our community. And if this proposal is approved, you need to *stop it*. Because it's insane! A gigantic *drive through* gas station complex at an intersection in an elementary school zone, that is packed with children? A drive by complex that sells alcohol, cigarettes, will bring crime to the area (because convenience stores get robbed more than any other type of business), a fossil fuel business that *will* spread carcinogens to the school, park, homes in the area. Not ONE of the residents in attendance "bought" the developer's claims that emissions will be contained. They won't. Even just the sheer number of cars stopping and starting their engines at this drive-by "business" are going to pollute the area, on a hill, that gets both very windy and stagnant, seasonally. One resident (who works in the fossil fuel industry - you can see his comments on the meeting video which I hope you will watch) - he stated EPA guidelines state gas stations should NOT be closer than 1000 feet to school, yet Camas Station would be 300 feet from the Prune Hill Elementary lunch room. That is unacceptable.

You need to take care of Camas residents - our children, our quality of life, our home property values, and not cater to an out of state developer and allow this development to move forward - under any circumstances. Go back to the drawing board and consider community-building commercial developments that will enhance the safety and livability of the community, not destroy it. NEVER in my wildest dreams, when we chose to move to this community-oriented, school-zoned area, would it have ever crossed my mind that something like this could happen. Camas Mayor and Council need to get their priorities straight and take action to prevent this monstrosity from being approved.

Finally - I want to single out the woman engineer from Portland who "zoomed" into the meeting tonight and claimed that her firm's "five years of traffic studies" don't support what local residents said about "getting hit" by cars at the intersection. First of all, she completely disregarded parent's who commented about their actual experiences with their children safely walking and cycling to school at Brady and 16th, some of whom have had several close calls, even being pulled out of harm's way by Good Samaritan adults. This Portland engineer was also sarcastic about a comment a resident made, where it was pretty clear that she was referring to having close calls/being clipped by moving cars as she navigates the intersection on her daily walks. So that engineer's sarcasm was very offensive. Second, perhaps you need to hold a town hall to hear from parents - not just Prune Hill Elementary parents - but parents throughout Camas School District - on all the close calls with vehicles our children have had walking and cycling to school.

If this development, 300 feet from Prune Hill Elementary moves forward, the concerned parents who spoke out tonight are correct: It will only be a matter of time before a child, or children - are seriously hurt or killed by "Camas Station"

traffic. And the adults who approved the development, as well as those who allowed it to go forward, are the ones who will bear the responsibility.

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