

Carey Certo

From: Stephanie Pushkaric <stephaniepushkaric@gmail.com>
Sent: Thursday, July 28, 2022 6:32 PM
To: Community Development Email
Cc: Robert Maul
Subject: Re: Camas Station Conditional Use Permit

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I realize I didn't include my address. It's 5430 NW 15th Circle, Camas

On Thu, Jul 28, 2022 at 6:06 PM Stephanie Pushkaric <stephaniepushkaric@gmail.com> wrote:

Dear Mr. Hearing Examiner,

I would request that you deny the conditional use permit for Camas Station based on 18.43.050 Criteria outlined in **C. The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design;** and **E. The proposed use is consistent with the goals and policies expressed in the comprehensive plan;**

The traffic study conducted did not look at the peak hours for these intersections. School gets out at 2:30 PM on Monday, Tuesday, Thursday, and Friday, and 12:10 PM on Wednesday. This is a far busier time than the morning hours. This is because all the children are dismissed at this time. The traffic study would need to include these hours to include the true traffic and pedestrian circulation for this intersection. Also, the intersection of NW Tidland and NW 16th Ave should have been included in the traffic study. I would argue that the traffic of a car wash, drive through coffee kiosk, and gas station are not compatible with the pedestrian circulation. The students of Prune Hill Elementary that live within the walking zone have no choice but to walk or have a parent drive them to and from school. The traffic created by this type of short term convenience shopping would create a hazard for these child pedestrians.

Under Land Use in the comprehensive plan, it states, "LU-2.4: Encourage mixed-use developments (residential and commercial) in order to support adjacent uses and reduce car trips, but not at the expense of job creation." The gas station, car wash, and coffee kiosk are NOT reducing car trips. It would only increase car trips.

Also, under 4.4.2 Walking, Bicycling, and ADA Mobility, it states "T.2.2: Support opportunities to increase participation of school-age children in walking or biking to school to improve their health and reduce traffic congestion." The building of this gas station will do the opposite. It will increase traffic in an intersection that children cross to and from school. It has the potential to cause parents to drive their children if they don't feel safe having them walk.

Thank you for your time,

Sincerely,

Stephanie Pushkaric