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From: Joe Westfall <jwesty3263@yahoo.com>
Sent: Tuesday, April 26, 2022 3:04 PM
To: Robert Maul
Cc: Lauren Hollenbeck; Administration Email; Steve Hogan; Bernie Bacon
Subject: Re: Camas Station Development- Please do not build!-Concerned Prune Hill Parents

Thank Robert! Can you please address my question from the previous email?

Has the city of Camas studied the possible health effects that may be caused by locating a gas station this close to one of our schools?

Bernie, we would like to do a public records request for all email and other communications to and from the property owner/developer as it relates to the "Camas Station" project and the development process with any city of Camas employees. Please let me know how we can make this request.

Thanks,
Joe

Joe Westfall
Phone: 206-715-4736

On Tuesday, April 26, 2022, 02:48:27 PM PDT, Robert Maul <rmaul@cityofcamas.us> wrote:

Hi Joe. Yes, I do have a series of meetings today. I checked and didn't see a voicemail. For the code I have attached the link below. As for a public records request I will direct you to the City Clerk, Bernie Bacon, who is copied on this.

Regards,

Robert

https://library.municode.com/wa/camas/codes/code_of_ordinances

From: Joe Westfall [mailto:jwesty3263@yahoo.com]
Sent: Tuesday, April 26, 2022 2:44 PM
To: Robert Maul <RMaul@cityofcamas.us>
Cc: Lauren Hollenbeck <LHollenbeck@cityofcamas.us>; Administration Email <administration@cityofcamas.us>; Steve Hogan <shogan@cityofcamas.us>
Subject: Re: Camas Station Development- Please do not build!-Concerned Prune Hill Parents

Hi Robert,

Sorry for all the emails. I tried to call and you weren't available.

Can you please send me all zoning documents relating to Camas zoning requirements for [Community Commercial \(CC\) zones and Gas/Fuel stations conditional uses in Camas](#), as well as school zoning documents that define setbacks and restrictions in and around schools in our community.

Lastly, we would like to do a public records request for all email and other communications to and from the property owner/developer as it relates to this project and the development process with any city of Camas employees. Please direct me to where this request can be made.

Thanks,
Joe

Joe Westfall
Phone: 206-715-4736

On Tuesday, April 26, 2022, 02:10:53 PM PDT, Joe Westfall <jwesty3263@yahoo.com> wrote:

Hi Robert,

Has the city of Camas studied the possible health effects that may be caused by locating a gas station this close to one of our schools? I don't think the possible health effects for our kids are

covered in the local zoning code, and I would direct the city of Camas to study this issue before the application moves forward. Also, since the city employees work for private citizens of Camas, can you please direct either a city planner or one of your code experts to share some of the possible code issues a development like this may encounter so we can share them with our community.

Thanks for all your work.

Joe

Joe Westfall
Phone: 206-715-4736

On Tuesday, April 26, 2022, 01:48:39 PM PDT, Robert Maul <rmaul@cityofcamas.us> wrote:

Good afternoon, Joe.

The City of Camas, like most cities in Washington State, plans under the Growth Management Act (GMA). There are prescriptions on process thru GMA for cities to follow regarding development/project review. Many of those prescriptions are mandatory elements such as timelines, certain code elements, SEPA process, critical areas ordinances, etc. There are also local control items in the zoning ordinance based on policy set by the city council including items such as allowable land uses within the differing zoning districts. In this case the Community Commercial (CC) zones do allow for Gas/Fuel stations as a conditional use. That means that a property owner in the CC zone has the right to apply for a conditional use permit for a gas station. Generally speaking, conditional use permits are used to allow for special conditions to be considered given that some land uses may have higher impacts in a particular area than others. Since most all local jurisdictions allow for fuel sales in Community Commercial districts you will see a range of either permitted outright or conditional in local codes. Camas chose the more restrictive. Staff is operating off of adopted policy developed by the City Council. If the broader issue of concern is the use itself, then that is a policy level discussion for the local council to consider.

In terms of staff's role we are to serve anyone in the community including property owners who wish to develop their property. They have a vested property right. I understand that some may have objections to certain developments that come along, but we have to follow process and not make arbitrary and capricious decision based on emotion at the moment. This is also why Hearing Examiners are used as they are not elected officials who may be influenced by political pressures. The most effective way for you to participate and provide comment at the hearing is to use facts that tie to code or the conditional use criteria. Broad statements like "accidents will increase" doesn't provide any quantifiable information for the examiner to consider.

I say all of this to provide a context of how we are legally obligated to operate and to help clarify the process so you can have a positive effect.

As for the RV storage I have forwarded to the Code Enforcement department.

I am happy to discuss further if you like. You are also welcome to call.

Regards,

Robert

From: Joe Westfall [<mailto:jwesty3263@yahoo.com>]
Sent: Monday, April 25, 2022 5:23 PM
To: Robert Maul <RMaul@cityofcamas.us>
Cc: Lauren Hollenbeck <LHollenbeck@cityofcamas.us>; Administration Email <administration@cityofcamas.us>; Steve Hogan <shogan@cityofcamas.us>
Subject: Re: Camas Station Development- Please do not build!-Concerned Prune Hill Parents

Robert, Lauren, and Steve,

Thank you for the email. To clarify, are you asserting that it is being left up to a third party and or my/our responsibility as private citizens to contest the placement of a "gas station" which research indicates can cause health issues due to neurotoxins? I would think this is something our city would work on for us. It would appear that the city may be held liable in the event that health issues arise from the approval and placement of this type of development in our community so close to one of our schools. Since city employees work for the residents of Camas and not for the developer I would request that the city fights to block this project in a mostly residential area as it doesn't serve our community in this location. If it can't be blocked I would suggest that the city requires to developer to move the location of the "gas station" to the other side of the property farther away from the school, and requires them to put a new side walk from the corner of 16th and Brady (on the northside of the street) all the way around the corner to where the city stopped the side walk where the new water tower was installed. Per the developers site plans there is no planning for continuing the sidewalk, which again I would think city planners would see as a safety issue.

The developer states the following in his marketing material: "Located less than a mile from the Columbia Palisades Development - a new 84.2 acre development of luxury residences, o?ces, parks, hotel and modern outdoor shopping mall overlooking the stunning view of the Columbia River. **Columbia Palisades master development does not allow fuel; therefore, Camas Station on will be highly desired by those traveling to and from the new development.**"www.loopnet.com/Listing/4141-NW-16th-Ave-Camas-WA/24822165/
 So in his own words our neighborhood is being used as the "gas station" location for Columbia Palisades and our kids and community are potentially being put at risk. Please advise us as how the city of Camas can help us block this application. We can do better than this as a community.

Also, I would like to request that the city review the current use of the adjacent property which used to be "Hidden Gardens Nursery"(4345 NW 16th Ave, Camas, WA 98607) and is now being marketed as a storage facility for RVs. Was this use approved by the city of Camas? Please advise.

Thank you,
 Joe Westfall

On Monday, April 25, 2022, 3:23 PM, Robert Maul <RMaul@cityofcamas.us> wrote:

Good afternoon, Mr. Westfall.

Thank you for reaching out regarding the Camas Station project application. I wanted to take a moment and talk about process here. The site is under private ownership and is currently zoned Community Commercial (CC). The owner of the site is who is making application for approval which involves a public process in this case. Gas/Fuel stations are allowed in the CC zone

conditionally which means there will be a public hearing on the matter. A hearings examiner, who is a third party land use attorney, presides over the meeting and makes sure that criteria listed in the adopted municipal code can be complied with based on what the applicant is proposing. There is also criteria listed in the Conditional Use section of the code that will be considered as well. It is early in the process where a hearing date has not been scheduled yet, but once it is the date and time will be posted on the site sign as well as mailed to neighbors within a 300' radius. Hearing information will also be posted on all city social media outlets as well as the website. The hearing is where you are able to testify and provide any relevant information to the hearings officer to consider. This email will also be included in the record. Lauren Hollenbeck is the City's project managing planner on this application and can work with you on specific project information, process, timing, etc. Again, thank you for reaching out and please let Lauren know if you need any additional information.

Regards,

Robert Maul



Robert Maul (He/Him/His)
Interim Community Development Director
Desk 360-817-1568
www.cityofcamas.us | rmaul@cityofcamas.us

From: Joe Westfall <jwesty3263@yahoo.com>
Sent: Monday, April 25, 2022 10:34 AM
To: Lauren Hollenbeck <LHollenbeck@cityofcamas.us>; Administration Email <administration@cityofcamas.us>; Steve Hogan <shogan@cityofcamas.us>
Subject: Camas Station Development- Please do not build!-Concerned Prune Hill Parents

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City Leaders,

We are writing with concerns about the potential project called "Camas Station" at the corner of 16th and Brady Road in Camas. There are several concerns that this project brings up and we hope the city rejects the application to allow this project to be built.

The first is why would the city planning department allow a "gas station" to be placed across the street from an elementary school and in a residential area. This seems like it may have be a potentially a violation of city planning. There are safety concerns with having an active commercial center so close to a school and neighborhoods. As well, there doesn't seem to be any precedent in the city of Camas for placing a gas station and or coffee drive thru across the street from our schools.

Second, the current traffic surrounding Prune Hill elementary school is currently maxed out especially at the start and finish of school. The developer, who we assume doesn't live in the area will not be affected by any added traffic from a gas station, convenience store, retail shops, and coffee drive thru. This at best would be very poor city planning to approved this project and at worst an example of the city of Camas and it's administrators choosing money over the quality of life for its residents and kids. We believe the city planners and developer would be hard pressed to show us any community desire for this type of development in our neighborhood.

Third and most importantly, we are concerned about the growing body of research and possible health concerns linked to "gas stations" and the neurotoxins that they introduce into the areas that surround them. As the city is well aware Prune Hill Elementary is within 300-500 feet of the purposed development. Our kids play outside during recess and of course will be affected by the toxins emitted by an active gas station. The possibility that this type of development could affect our kids negatively should lead our planners and city government to reject this use of the land.

We hope that our concerns don't fall on deaf ears as this is about our quality of life as citizens and the safety of our kids and not about making another exception for developers in Camas.

Please reject the building application.

Thank you,

Joe Westfall
1431 NW Whitman St.
Camas, WA 98607

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