



**PLANNING COMMISSION
Draft Meeting Notes March 18, 2026**

<u>Commissioners present:</u>	David D. Jones, Gary Walvatne, Kris Kachirisky, and Tom Watton
<u>Commissioners absent:</u>	Kathryn Schulte-Hillen and Liz Dietz
<u>Council Liaison:</u>	Carol Bryck
<u>Staff present:</u>	Community Development Director Steve Koper, City Attorney, Ashleigh Dougill, Planning Manager Darren Wyss, Management Analyst Lynn Schroder
<u>Applicant Present:</u>	Eric Li, TVA Architects; Wendie Kellington, The Kellington Law Group; Chuck Kaddy, Owner; Evan Eykelboasch, Froelich Engineers; Mike Ard, Ard Engineering
<u>Public:</u>	David Robison, Shane Winder, Andrew Mulkey, Elizabeth Hayes, KD Mercer, Larry Hullman, David Dodds, Brent Hunsberger, Michael Kapigian, Anthony Bracco, Atheria Contreas, Barbara Serde, Roxana Khosrain, Eric Newgard, Frank Jalili, Paul Kreitzberg, Daniel Mercer, FD Schwarz, Kathy Fisher, Jessica Jones, Carol, Carol Pulvermacher, Marilyn Frankel, Roberta Schwarz, Edward Schwarz, Elizabeth Dietz, representing the Robinwood Neighborhood Association, and Jeannie Thompson

The meeting video is available on [here](#).

1. Call To Order and Roll Call

Acting Chair Jones called the meeting to order at 6:00pm. Management Analyst Schroder called the roll.

2. Public Comment related to Land Use Items not on the agenda

None.

3. Public Hearing (Quasi-Judicial): [CUP-25-03/DR-25-03/VAR-25-02 Proposal for a Conditional Use Permit, Class II Design Review, and Class II Variance to minimum window transparency standards for a new drive-through car wash at 18850 Willamette Drive](#)

Acting Chair Jones introduced CUP-25-03/DR-25-03/VAR-25-02 for a Conditional Use Permit, Class II Design Review, and Class II Variance at 18850 Willamette Drive. The proposal is to construct a new drive-through car wash. Jones explained the hearing procedures and opened the public hearing.

City Attorney Dougill addressed legal standards and appeal rights. The substantive criteria that apply to the application are Community Development Code (CDC) Chapters 19, 32, 42, 44, 46, 48, 54, 55, 60, 75, 96, and 99.

Dougill addressed Planning Commission (PC) conflicts of interest, bias, ex-parte contacts, and jurisdiction. No Commissioner declared a conflict of interest or bias. Commissioner Watton declared a site visit and viewed the website the applicant. He stated that he would be able to make an impartial decision on the matter. Dougill asked if any audience member wished to challenge the PC's jurisdiction, impartiality, or ex-parte disclosures of any members of the PC. No challenges were made.

Principal Planner Wyss presented the staff report. The subject site is approximately 1.3 acres zoned General Commercial. A vacant fast-food building that includes a drive-through facility currently occupies the site. The property has two access points: one from Walling Way and shared access from Willamette Drive (Highway 43). The site includes existing street trees, landscaping, and a masonry wall with mature cedar trees along the eastern boundary. Surrounding street improvements are in place, including sidewalk, curb, and gutter along Walling Way, and sidewalk, bike lane, curb, and gutter along Highway 43. A Water Resource Area (WRA) is mapped on the southeast portion of the site, and the property includes existing stormwater detention and treatment facilities.

The proposed project involves demolition of the existing vacant fast-food restaurant, including its drive-through facility, and construction of a new 3,470-square-foot drive-through car wash. The applicant is requesting a variance from applicable window transparency standards for the proposed building. The development will retain existing access points from Willamette Drive and Walling Way and includes vehicle reservoir lanes accommodating 18 vehicles. A 17-space parking area is proposed, consisting of 14 vacuum service spaces, one ADA-accessible van space, and two employee parking spaces, with associated landscaping. Existing street trees and landscaping along both frontages will be preserved, as will the cedar trees located behind the masonry wall on the eastern portion of the site. Additional site improvements include a waste enclosure and two vacuum pump enclosures.

Wyss presented the applicable criteria and highlighted findings and conditions of approval related to setbacks, traffic, noise, and environmental impacts. He stated that the creek located on the property is piped under the property and is exempted from needing a Water Resource Areas permit. Traffic Impact Analysis (TIA) prepared by Ard Engineering showed that the car wash would generate significantly fewer peak hour trips than a fast-food restaurant. ODOT reviewed the TIA and determined there were no significant impacts to State highway facilities and no additional State review would be required. TVF&R reviewed the proposal and issued a Service Provider Permit approving fire access. The project was redesigned to eliminate predicted noise impact to the sensitive residential areas to the west resulting in compliance with DEQ standards. Wyss noted that the Planning Commission, as decision-making authority, could require submittal of additional noise studies. The proposed facility meets neighborhood plan goals and complies with city zoning regulations.

Staff recommended approval subject to the Conditions of Approval outlined in the staff report.

Clarifying questions from Commissioners focused on the water resources, traffic analysis, and noise generation elements of the staff report.

Eric Li, Li Architecture, presented the project proposal and site plans and architectural plans, emphasizing environmental design and integration with the adjacent wetland area on behalf of the applicant. He testified that the project meets all environmental standards, with stormwater from parking lots and non-carwash areas managed in compliance with all City standards, and car wash process water and solids handled separately where liquids are fully recycled and solids settle at the bottom of tanks before being periodically trucked off-site to lawful disposal locations. He noted that traffic impact analysis by Ard Engineering demonstrated that the car wash will generate fewer weekly peak hour trips and will not result in increases in traffic beyond what is allowed outright on the site or degrade operations of the area roadways and intersection. The noise analysis prepared by Erick Miller Klein, Acoustical Engineer at Tenor Engineering showed that project meets all noise standards. Last, Li testified that the project meets all Plan standards, noting that only standards in effect when application submitted can be applied.

Commissioners asked the applicant questions about the project proposal, noise study, stormwater management, trees, and traffic. Evan Eykelbosch, a civil engineer with Froelich Engineers answered

questions about the stormwater management.

Acting Chair Jones opened the hearing to public testimony. David Robison, Shane Winder, Jeannie Thompson, Andrew Mulkey, Elizabeth Hayes, KD Mercer, Larry Hullman, David Dodds, Brent Hunsberger, Michael Kapigian, Anthony Bracco, Atheria Contreas, Barbara Serde, Roxana Khosrain, Eric, Newgard, Frank Jalili, Paul Kreitzberg, Daniel Mercer, Ed Schwarz, Kathy Fisher, Jessicah Jones, Carol, Carol Pulvermacher, and Elizabeth Dietz, representing the Robinwood Neighborhood Association testified in opposition to the proposal.

Opponents raised concerns that the proposed car wash would worsen traffic congestion, create traffic safety issues and limit access to the shopping center. They argued the use is inconsistent with the community's vision for pedestrian-friendly, mixed-use, and environmentally sustainable development, particularly as outlined in the Robinwood Neighborhood Plan. Several noted that existing car washes nearby call into question the need for an additional facility and emphasized a preference for more diverse commercial uses.

Environmental concerns were also identified, including potential impacts to a nearby riparian corridor, risks of chemical runoff affecting water quality and wildlife, and questions about whether proposed filtration systems would be adequate. Testimony emphasized that applicable regulations require protection of waterways, and some argued the site may fall within a protected area.

Additional concerns included potential noise and odor impacts on nearby residences, as well as claims that the application lacks sufficient traffic and environmental analysis to meet city code requirements.

Commissioners discussed whether deliberations should continue to a later date due to the length of the hearing.

Wendie Kellington, The Kellington Law Group, and members of the applicant team rebutted the public testimony. Mike Ard, a traffic engineer with Ard Engineering rebutted public concerns related to blockage and obstruction of Walling Way. He testified that the project would generate less traffic than uses otherwise permitted on the site. Kellington outlined provisions of the City's comprehensive plan and development code provisions, noting that the project meets the standards of the development code. The Robinwood Neighborhood Plan cannot be applied directly to the project because it is not codified. The noise study demonstrates that the noise generated by the project stays well within DEQ noise standards. Kellington asked for an opportunity for a final written argument.

Commissioners asked questions about noise, stormwater treatment and mitigation, vandalism at the site, Kaddy's previous decision to leave another carwash facility on Highway 43, noise, and traffic. Members of the applicant team responded.

Michael Kapigian and others requested continuance of the hearing.

Commissioner Walvatne moved to close the public testimony of the hearing, leave the record open for written testimony until 03/25/2026 at 5:00pm, allow parties to respond to previously submitted written testimony until 04/01/2026 at 5:00pm, allow the applicant to submit final written argument until 04/08/26 at 5:00pm and reconvene for final deliberation on 04/15/2026 at 6:00pm. Watton seconded. **Ayes: Walvatne, Kachirisky, Watton, and Jones. Nays: None. Abstentions: None. The motion passed 4-0-0.**

4. Planning Commission Announcements

None.

5. Staff Announcements

None.

6. Adjourn

Acting Chair Jones adjourned the meeting at 10:40pm.



CITY OF
**West
Linn**

Planning Commission

Public Hearing: CUP-25-03/DR-25-03/VAR-25-02

Proposed Drive-Through Car Wash

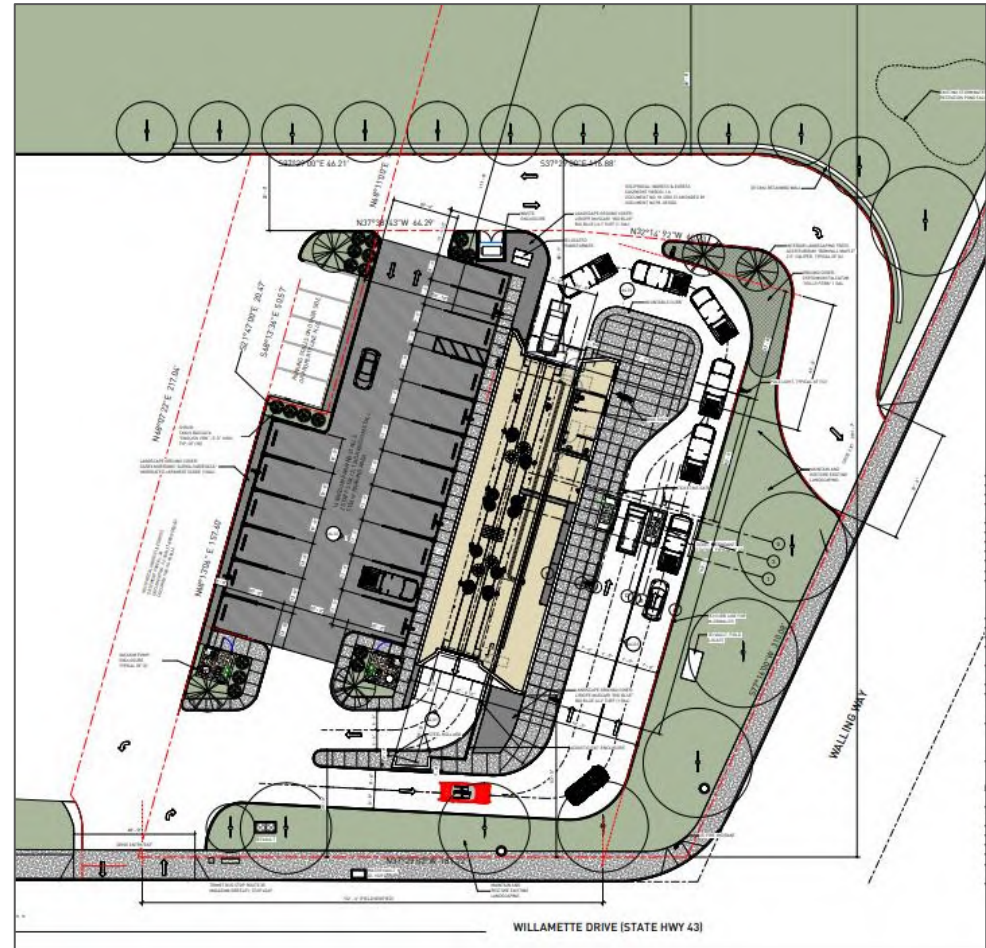
18850 Willamette Drive

March 18, 2026



Decision Before the Planning Commission

- ◆ Quasi-Judicial Public Hearing for Drive-Through Car Wash
 - Conditional Use Permit
 - Class II Design Review
 - Class II Variance
 - Window Transparency Standards
- ◆ Approve with Staff Recommended Conditions
- ◆ Approve with Modified Conditions
- ◆ Deny





Planning Commission Materials

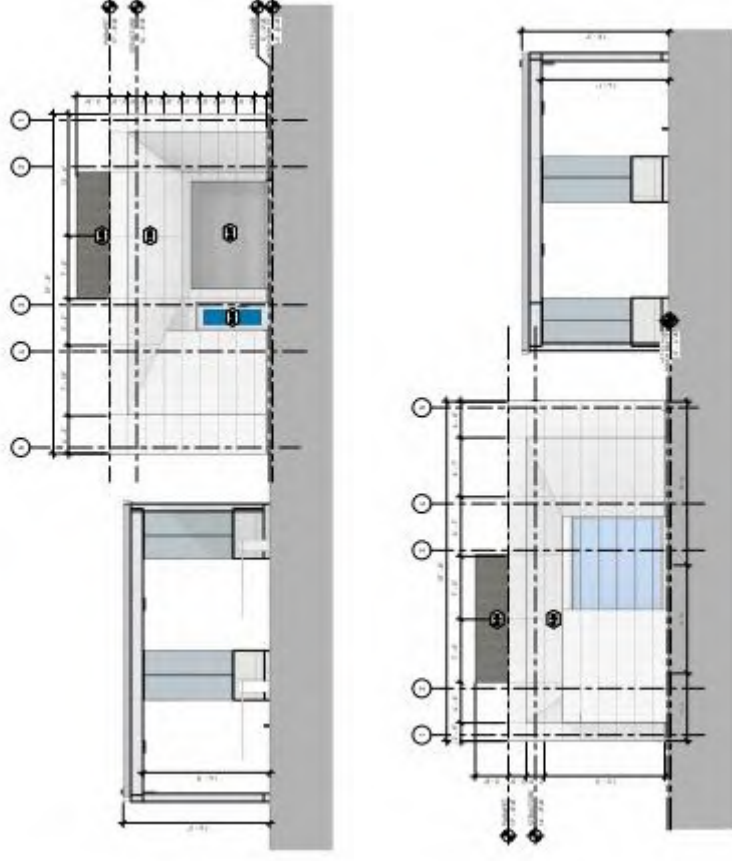
Staff Report

- Background Information
- Conditions of Approval
- Findings
- Exhibit 1: Narrative/Site Plans
- Exhibit 2: TIA Letter
- Exhibit 3: Noise Study
- Exhibit 4: Stormwater Report
- Exhibit 5: Public Comment
- Exhibit 6: Property Maps
- Exhibit 7: Completeness/Affidavit

Public Comment Memo

- 11 Comments (03.13.2026)
- 8 Comments (03.18.2026)

Additional Applicant Materials (03.18.2026)





Subject Property – 18850 Willamette Drive

Existing Conditions

- 56,378 sq. ft. (1.3 acres)/GC Zoning
- Vacant McDonalds building w/drive-through
- 2 ingress/egress drives
 - Walling Way
 - Willamette Drive (shared)
- Street trees/landscaping
- Cedar trees/masonry wall
- Street improvements
 - Sidewalk/curb/gutter (Walling)
 - Sidewalk/bike lane/curb/gutter (Hwy 43)
- WRA Map – southeast corner
- Stormwater detention/treatment



Aerial Photograph



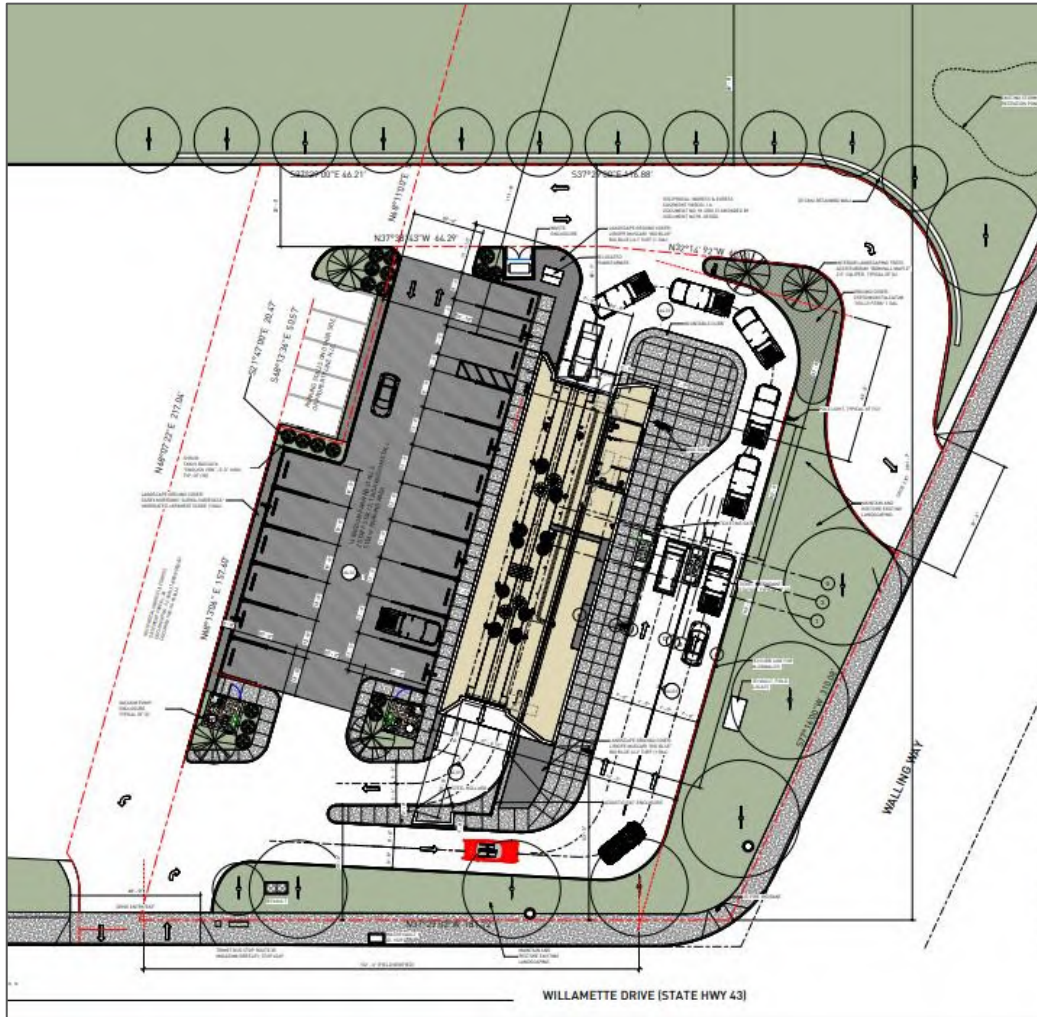
Aerial Photograph



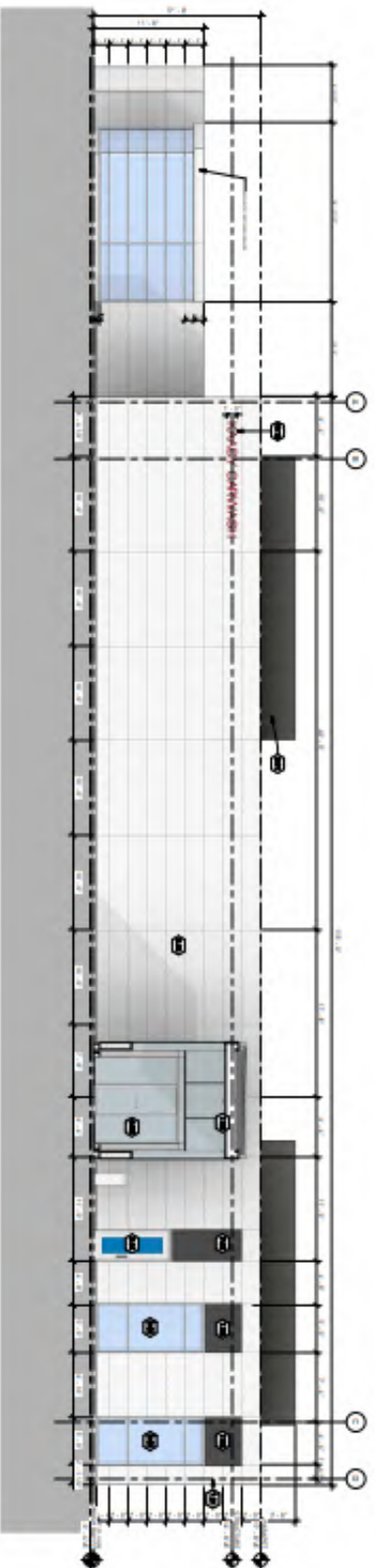
Current Zoning



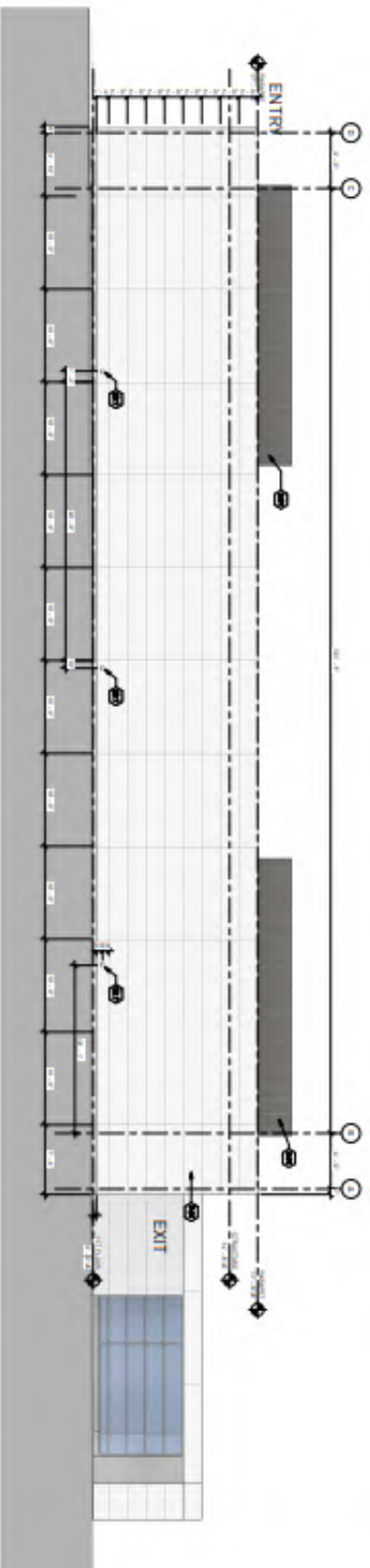
Applicant Proposal



Applicant Proposal

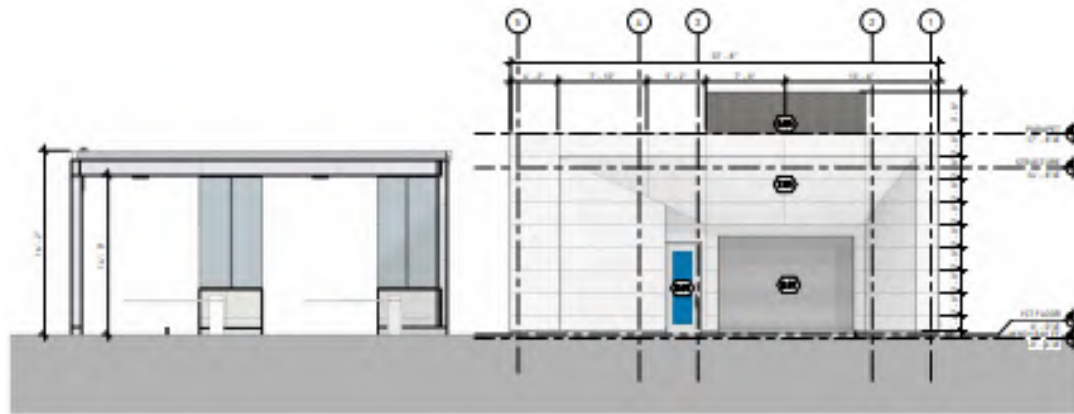


1 DRIVER'S SIDE ELEVATION (SOUTH)

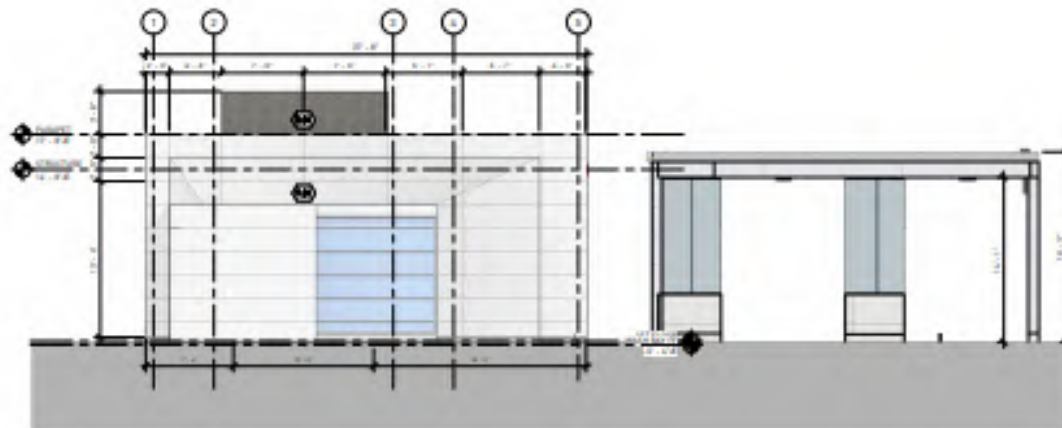


2 PASSENGER'S SIDE ELEVATION (NORTH)

Applicant Proposal



1 ENTRANCE ELEVATION



4 EXIT ELEVATION



- Chapter 19, General Commercial, GC
 - Automotive and Equipment, Cleaning requires Conditional Use Permit
 - Rear/side setbacks, height & lot coverage met
 - Max front setback – 20 feet
 - Applicant proposes 54-foot 5-inch setback from Willamette Drive
 - Contains landscaping, drive aisle to car wash, non-vehicular hardscapes, exit drive aisle
 - Planning Commission may impose conditions to ensure compatibility with other uses
 - Planning Commission approval of additional setback area to mitigate noise from proposed use



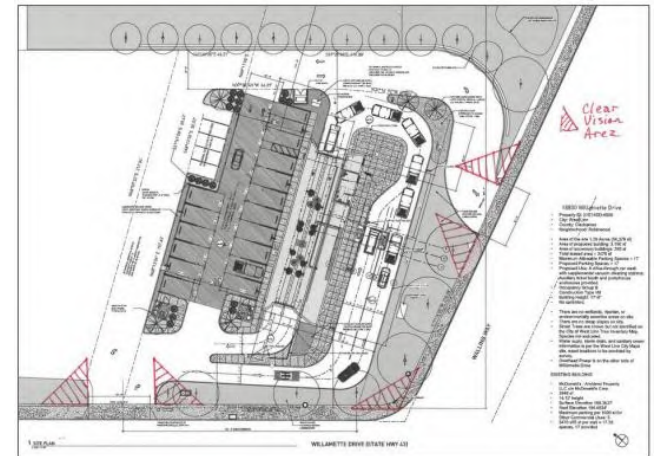
Applicable Criteria



- Chapter 32, Water Resource Area Protection
 - Adopted WRA Map includes Significant Riparian Corridor designation on southeast corner of subject property
 - Stream (Fern Creek) is piped across property, no open channel
 - Development at right angle to piped sections of streams are exempt from a WRA Permit

- Chapter 42, Clear Vision Areas

- Three intersections in compliance
 - Walling Way access drive
 - Willamette Drive access drive
 - Willamette Drive/Walling Way intersection
- CofA #3 requires pruning of existing landscaping to current height requirements



Applicable Criteria



Chapter 44, Fences

- No new fences proposed
- Existing masonry retaining wall to remain at east side of Walling Way drive aisle
- Waste enclosure compliance with CDC Chapters 54 and 55





Applicable Criteria

- Chapter 46, Parking, Loading and Reservoir Areas
 - New parking area w/landscaping
 - 14 spaces w/vacuum services
 - 1 ADA van accessible space (must meet federal standards – CofA 5)
 - 2 employee spaces
 - Maximum of 17 spaces/traffic directional arrows
 - 22-foot two-way drive aisle through parking area
 - Adequate reservoir areas/no loading space required
 - Improved/inspected prior to CofO (CofA 4)
 - Adequate bike parking/install bike parking sign and lighting (CofA 6)
 - EV charging conduit to 20% of parking spaces (CFEC)
 - Conduit to 4 parking spaces (CofA 7)




Applicable Criteria



Chapter 48, Access, Egress and Circulation

- Retain two existing access drives
 - Shared access agreement
- Ard Engineering TIA letter
 - Reduction in trips
- ODOT letter – no significant impacts & no additional state review required
 - Recommended CofA to upgrade ADA ramp at Walling/Hwy 43 intersection
- Service drives 37 feet and 40 feet wide
- Reservoir lanes 13 to 28 feet wide
- TVF&R Service Provider Permit
- Adequate intersection separation

	Oregon Tina Kotek, Governor	Department of Transportation Transportation Region 1 123 NW Flanders St. Portland, OR 97209-4012 (503) 731-8200 Fax: (503) 731-8299
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March 17, 2026 ODOT # 13588

ODOT Formal Response

Project Name: Kandy Car Wash	Applicant: Eric Li, TBA Architects
Jurisdiction: City of West Linn	Jurisdiction Case #: CUP-25-03/DR-25-03/VAR-25-02
Site Address: 18850 Willamette Drive	State Highway: Willamette Drive (OR 43)

The site of this proposed land use action is adjacent to Willamette Drive (OR 43). ODOT has permitting authority for this facility and an interest in ensuring that this proposed land use is compatible with its safe and efficient operation.

All ODOT permits and approvals must reach 100% plans before the District Contact signs off on a local jurisdiction building permit or other necessary requirements before construction. **The applicant should contact the District Contact indicated below to determine permit requirements and to obtain application information.**

These comments, standards, and requirements are current as of the date of this letter. If the project scope and/or timeline is modified, the applicant should contact the ODOT Region 1 Development Review program (ODOT_R1_DevRev@odot.oregon.gov). Updated comments may be necessary.

LAND USE PROPOSAL

ODOT was notified of a land use application submitted to City of West Linn for the proposed demolition of an existing fast-food restaurant building and the construction of a new drive thru car wash within tax lot 6900. The proposal includes a one-story, 3,190 square-foot building. No changes to the existing OR 43 access are proposed.

COMMENTS/FINDINGS

Traffic Impacts

ODOT received a copy of the Traffic Impact Analysis (TIA) prepared by Ard Engineering and dated February 12, 2026. ODOT reviewed the TIA and has determined there will be no significant impacts to State highway facilities and **no additional State review is required.**

State Highway Frontage Improvements

ODOT understands City of West Linn will not be requiring frontage improvements or donation of right of way along Willamette Drive.

ODOT's GIS data shows the existing ramps at the NE corner of Willamette Drive and Walling Way as non-compliant with current Americans with Disabilities Act (ADA) standards. ODOT recommends City of West Linn require the applicant upgrade the existing infrastructure to meeting meet current standards. If required by the City, permitting with ODOT will be required.



Applicable Criteria

Chapter 54, Landscaping

- Retain existing street trees/mature landscaping
- 56,378 sq. ft. development area – requires 20%/Propose 19,064 sq. ft. (33.8%)
- Revised site plan – 5-foot landscape buffer at north property line

Chapter 55, Design Review

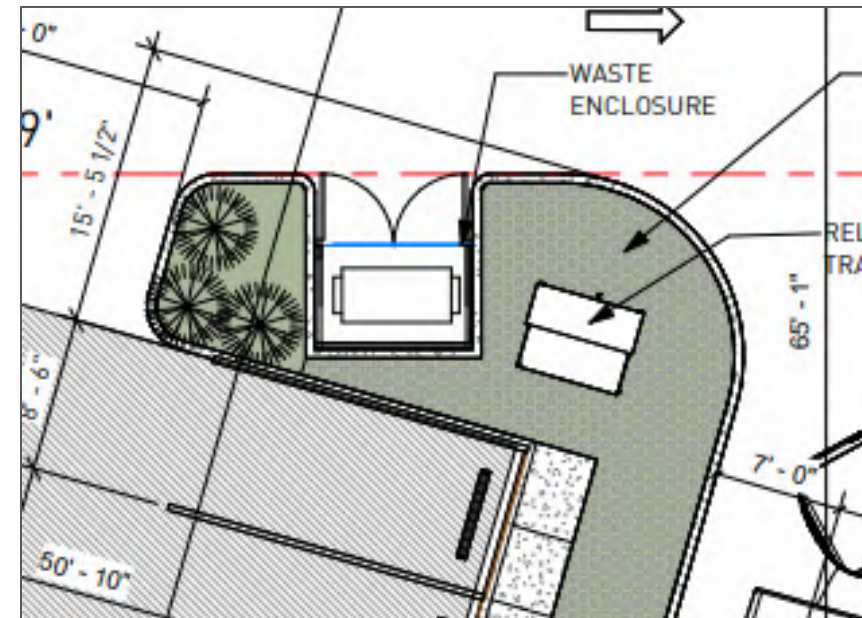
- Requested variance – façade transparency standards
- Pedestrian walkway to north and west
- Noise Impact Study
 - Modified exit with acoustic enclosure
- Existing street improvements
- Stormwater Report – Type IV Lands
- Access to existing water & sanitary sewer (Fire flow test CofA 8)





Chapter 55, Design Review

- Solid waste/recycling enclosure
 - Covered by a roof and receptacles have lids (CofA 9)
 - Curbed landscape area 3-foot wide with 3-foot continuous hedge (CofA 11)
 - Screening on all four sides (CofA 12)
- Hazardous materials (55.105.O.4(a))
 - CofA 10 – evidence from DEQ either no hazardous waste on site or managed per DEQ requirements
- Minimum one litter receptacle (CofA 13)



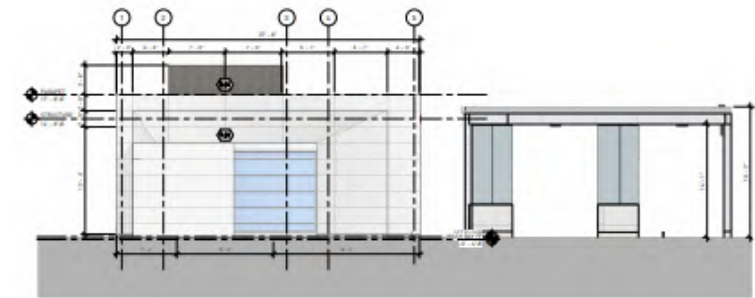
Applicable Criteria



- ❖ Chapter 60, Conditional Uses
 - Site size and dimensions, characteristics
 - Overall benefit to the City
 - Adequate public facilities
 - CDC 60.070(C): PC may impose conditions
 - Hours/days/place/manner of operation
 - Additional setbacks/limiting height
 - Designating size/number/design of access
 - Intersection improvements
 - Landscaping/screening
 - Limiting location/intensity of outdoor lighting
 - Size/height/location/materials for fences



ENTRANCE ELEVATION



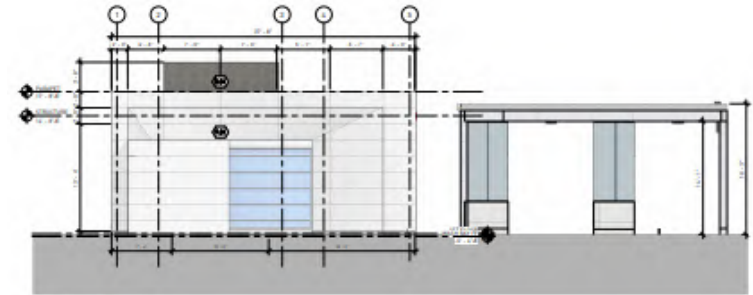
EXIT ELEVATION

Applicable Criteria



Chapter 75, Variances and Special Waivers

- Minimum necessary
 - Similar in size and intensity
 - Physical characteristics of property
 - Potential for economic development
- Not result in violations of other codes
- Need not be created by applicant
- CDC 55.100.B.6(e)
 - 60% window transparency on front façade
 - 30% window transparency on Walling Way façade



4 EXIT ELEVATION

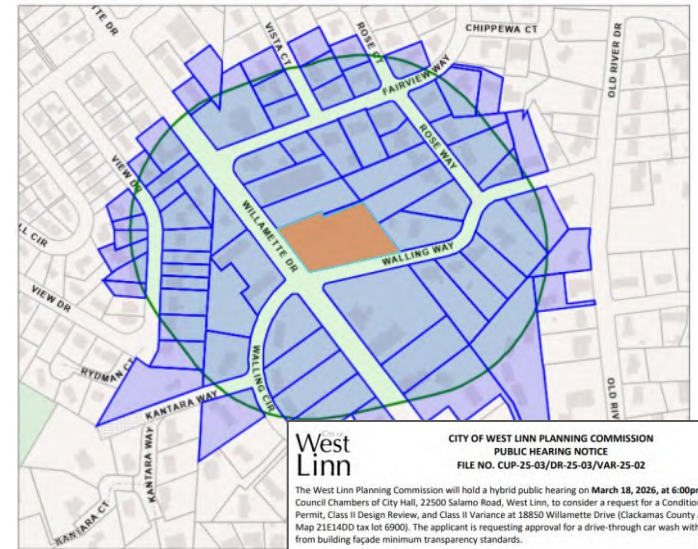


1 DRIVER'S SIDE ELEVATION (ROUTE)



Applicable Criteria

- Chapter 96, Street Improvement Construction
 - Existing curb/gutter/sidewalk + bike lane on Willamette Drive
 - ODOT recommended CofA
 - Upgrade ADA ramp
- Chapter 99, Procedures for Decision-Making: Quasi-Judicial
 - Pre-App Conference March 6, 2025
 - Neighborhood Meeting June 8, 2025
 - Noticing Requirements (Exhibit PC-7)



City of West Linn
CITY OF WEST LINN PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. CUP-25-03/DR-25-03/VAR-25-02

The West Linn Planning Commission will hold a hybrid public hearing on **March 18, 2026, at 6:00pm** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request for a Conditional Use Permit, Class II Design Review, and Class II Variance at 18850 Willamette Drive (Clackamas County Assessor's Map 21E14DD tax lot 6900). The applicant is requesting approval for a drive-through car wash with a variance from building facade minimum transparency standards.

The Planning Commission will make its decision based on applicable criteria found in Chapters 19, 32, 42, 44, 46, 48, 54, 55, 60, 96, and 99 of the Community Development Code (CDC). The CDC approval criteria are available for review on the City website <http://www.westlinnoregon.gov/cdc> or at City Hall and the City Library.

The application is posted on the City's website, <https://westlinnoregon.gov/projects>. The application, all documents or evidence relied upon by the applicant, and applicable criteria are available for inspection at City Hall at no cost. Copies may be obtained at a reasonable cost. The staff report will be posted on the website and available for inspection at no cost, or copies may be obtained at a reasonable cost, at least ten days before the hearing.

The hearing will be conducted according to CDC Section 99.170 in a hybrid format with some Commissioners, staff, presenters, and members of the public attending remotely via Webex and others attending in-person at City Hall. The public can watch the meeting online at <https://westlinnoregon.gov/meetings> or on Cable Channel 30.

Anyone wishing to present written testimony for consideration should submit all materials before 12:00 pm on the meeting day to shvys@westlinnoregon.gov or mail them to City Hall.

Those who wish to participate remotely should complete the speaker form at <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> before **4:00 pm on the meeting day** to receive an invitation to join the meeting. Virtual participants can join online or dial in by phone.

It is important to submit all testimony in response to this notice. All comments submitted for consideration of this application should relate specifically to the applicable criteria. Failure to raise an issue in a hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes appeal to the Oregon Land Use Board of Appeals based on that issue.

The final decision will be posted on the website and available at City Hall. Persons with party status may appeal the decision by submitting an appeal application to the Planning Department within 14 days of mailing the final decision notice pursuant to CDC [99.250](#).

For additional information, please contact Darren Wyss, Principal Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, 503-742-6064.



Staff Recommended Conditions of Approval

1. **Approved Plans.** With the exception of modifications required by these conditions, the project shall substantially conform to all Tentative Plan Sheets in Exhibit PC-1.
2. **Engineering Standards.** All public improvements and facilities associated with the approved site design, including but not limited to street improvements, driveway approaches, curb cuts, utilities, grading, onsite and offsite stormwater, street lighting, easements, easement locations, and connections for future extension of utilities are subject to conformance with the City Municipal Code and Community Development Code. These must be designed, constructed, and completed prior to final building certificate of occupancy. The City may partner with the applicant to fund additional improvements as part of the project.
3. **Clear Vision Area Vegetation.** The applicant shall prune existing landscaping within clear vision areas to three feet or less and prune tree branches within clear vision areas to eight feet above street centerline grade prior to final certificate of occupancy (Staff Finding 18).
4. **Parking and Reservoir Areas.** All parking and drive-through reservoir areas shall be improved and available prior to final certificate of occupancy (Staff Finding 22).



Staff Recommended Conditions of Approval

5. ADA Accessible Parking Space. ADA accessible parking shall be designed to meet current federal dimensional standards, accessible route standards, and federal signage standards, and be inspected and approved prior to final certificate of occupancy (Staff Findings 33, 57, and 58).
6. Bicycle Parking. The applicant shall install bicycle parking signs and submit a report verifying the bicycle parking area is lit to three foot-candles prior to final certificate of occupancy (Staff Finding 63).
7. Electric Vehicle Charging. The applicant shall install conduit, from the building electrical service to four parking spaces ($17 \times 0.20 = 3.4$, for future installation of electric vehicle charging stations prior to final certificate of occupancy (Staff Finding 67).
8. Fire Flow. The applicant shall acquire and submit a fire flow test showing adequate water pressure prior to issuance of Site Development Permits (Staff Finding 147).
9. Waste Enclosure Cover. The waste enclosure must be covered by a roof constructed of water and insect-resistive material and the receptacles must have lids. The improvements must be complete prior to final certificate of occupancy (Staff Finding 161).



Staff Recommended Conditions of Approval

10. Hazardous Waste. The applicant shall submit evidence from DEQ that either no hazardous waste is on site, or the hazardous waste is located, prepared, stored, maintained, collected, transported, and disposed of in a manner acceptable to DEQ prior to final certificate of occupancy (Staff Finding 163).

11. Waste Enclosure Landscaping. The applicant shall adjust the waste enclosure within the curbed landscape area to provide a minimum three-foot-wide landscape area on all sides of the enclosure and plant a continuous hedge that will be maintained at 36 inches prior to final certificate of occupancy (Staff Finding 164).

12. Waste Enclosure Screening. The applicant shall screen the garbage/recycling area on all four sides with an enclosure that is comprised of durable material, not chain link fencing, that is architecturally compatible with the project prior to final certificate of occupancy (Staff Finding 166).

13. Litter Receptacle. The applicant shall provide a minimum of one litter receptacle that does not encroach upon a minimum walkway width or be in the public right-of-way prior to final certificate of occupancy (Staff Finding 167).

Drive-Through Car Wash Proposal



QUESTIONS OF STAFF?



CITY OF WEST LINN
PRESENTATION
MARCH 18, 2026

Kaady Car Wash: Land Use Review and Conditional Use Permit

18850 Willamette Drive

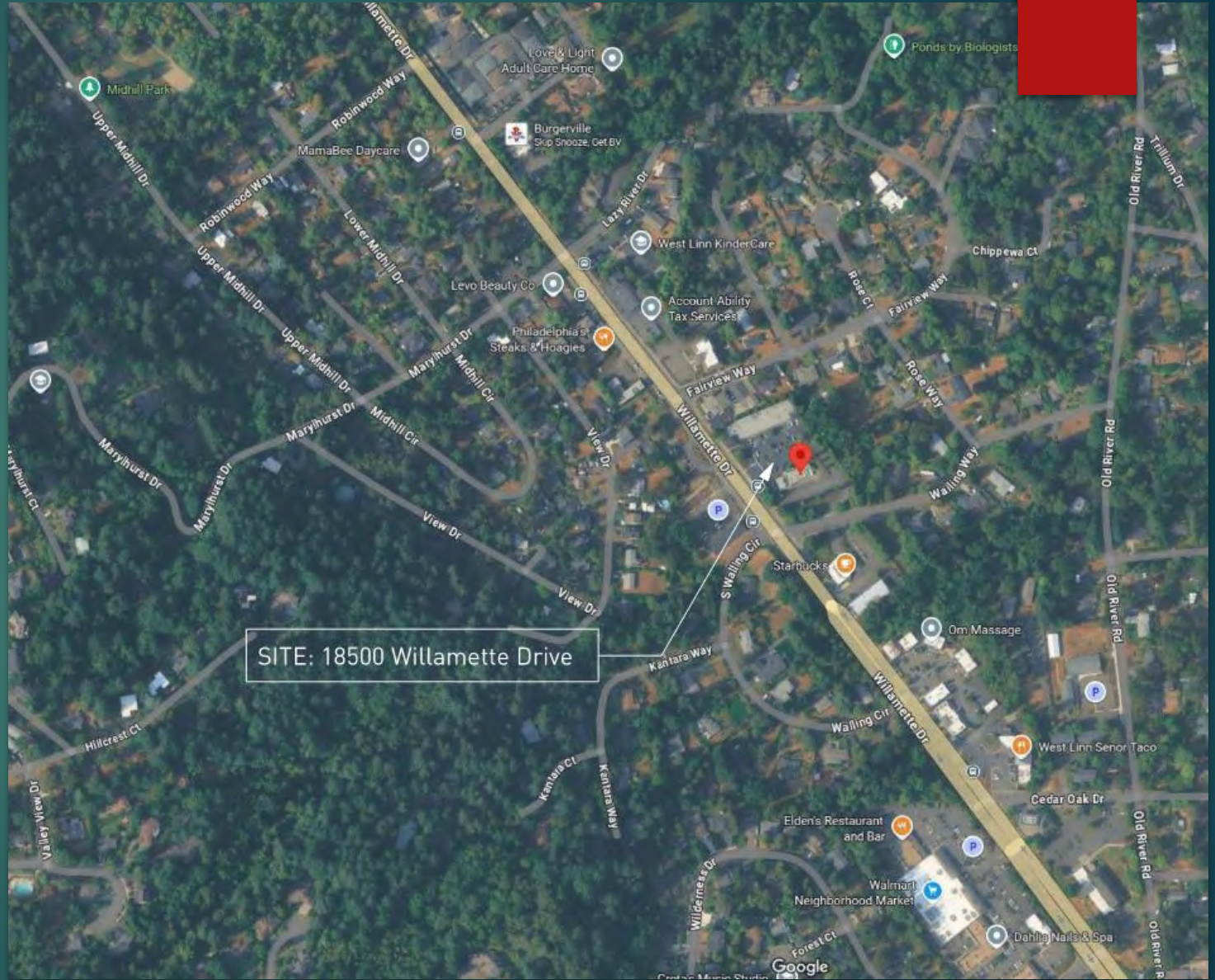
Introduction

- ▶ Chuck Kaady - Portland native innovating car wash technology since 1976. Kaady's Advanced Technology Car Washes are effective, efficient and the recipient of environmental awards – the first car wash in Oregon to receive the prestigious Oregon Pollution Prevention Resource Center (PPRC) (a consortium of DEQ/Clean Water Services/City of Portland Environmental Services/Lake Oswego Office of Water Quality) "EcoBiz" program certification for all locations, a certification the company proudly maintains to this day.
- ▶ TVA has partnered with Kaady Car Wash since 1988, with the AIA award winning Barber Boulevard car wash. These are not "disco" car washes. The proposed car wash would be the seventh car wash that TVA has designed for Mr. Kaady.
- ▶ Chuck Kaady, Owner of Kaady Car Wash
- ▶ Bob Thompson, design Principal, TVA Architects
- ▶ Eric Li, Project Architect, TVA Architects
- ▶ Wendie Kellington, Land Use Attorney, The Kellington Law Group
- ▶ Evan Eykelbosch, Civil Engineer, Froelich Engineers
- ▶ Mike Ard, Traffic Engineer, Ard Engineering
- ▶ Erik Miller Klein, Acoustic Engineer, Tenor Engineering



Project Data

- ▶ Site Area: 1.29 Acres (56,378 sf)
- ▶ Building Area: 3,190 sf
- ▶ Single Story, 14'-2" height
- ▶ 17 parking spaces
- ▶ Zone: General Commercial
- ▶ Business operating hours: 8 AM to 8 PM
- ▶ Site currently occupied by an abandoned blighted McDonald's drive through restaurant.
- ▶ The site is in an existing shopping center - shares existing drive entries and dedicated access easements with other shopping center businesses to the north.



City's Professional Staff Got it Right- The Proposal Meets all Relevant Standards

- ▶ The evidence in the record demonstrates that the proposal:
- ▶ Meets all noise standards
- ▶ Meets all traffic related standards – has significantly less traffic than other uses allowed outright on the site
- ▶ Meets all environmental standards:
 - ▶ Storm water (parking lots - non carwash processing areas) is thoroughly addressed and complies with all City standards
 - ▶ Car Wash process water and solids is separately managed in an award winning manner – liquids are completely recycled and solids are flushed to bottom on tanks and periodically trucked off the site to lawful disposal locations elsewhere.
- ▶ Meets all Plan standards: Note only standards in effect when application submitted can be applied. VISION43 still not adopted and is not an applicable standard.
- ▶ Meets all other City standards. City Professional Staff can explain.



View of site looking north along Willamette Drive



View of site looking south along Willamette Drive



Precedent Photo of Existing Burnside Kaady Car Wash at Exit



Precedent Photo of Existing Burnside Kaady Car Wash at Entry



1 SITE PLAN
1.000' = 1" = 0'

WILLAMETTE DRIVE (STATE HWY 43)

- 18850 Willamette Drive
- Property ID: 21E14DD-6900
 - City: West Linn
 - County: Clackamas
 - Neighborhood: Robinwood
 - Area of the site 1.29 Acres (56,378 sf)
 - Area of proposed building: 3,190 sf
 - Area of accessory buildings: 280 sf
 - Total leased area = 3470 sf
 - Maximum Allowable Parking Spaces = 17
 - Proposed Parking Spaces = 17
 - Proposed Use: A drive-through car wash with supplemental vacuum cleaning stations. Auxiliary ticket booth and pumphouse enclosures provided.
 - Occupancy Group B
 - Construction Type VB
 - Building Height: 17'-8"
 - No sprinklers
 - There are no sensitive wetlands within the area of construction.
 - The identified water resource area emanating from the Fern Creek underground culvert pipe at the property line is outside the boundaries of the project, and the reciprocal easement. (65'-0" from end of pipe.)
 - There are no steep slopes on site.
 - Street Trees are shown but not identified on the City of West Linn Tree Inventory Map. Species not indicated.
 - Water supply, storm drain, and sanitary sewer information is per the West Linn City Maps site, exact locations to be provided by survey.
 - Overhead Power is on the other side of Willamette Drive

EXISTING BUILDING

- McDonald's - Archland Property LLC c/o McDonald's Corp.
- 3948 sf
- 14.12' height
- Surface Elevation 180.3637'
- Roof Elevation 194.4824'
- Maximum parking per 1000' sf for Other Commercial Uses: 5
- 3470 sf/5 sf per stall = 17.35 spaces, 17 provided



tva architects inc.
1700 ne jessie st. suite 100
portland, oregon 97202
phone: 503.226.2648
www.tvaarchitects.com



KAADY CAR WASH
18850 WILLAMETTE DRIVE, WEST LINN, OREGON 97068

© 2005

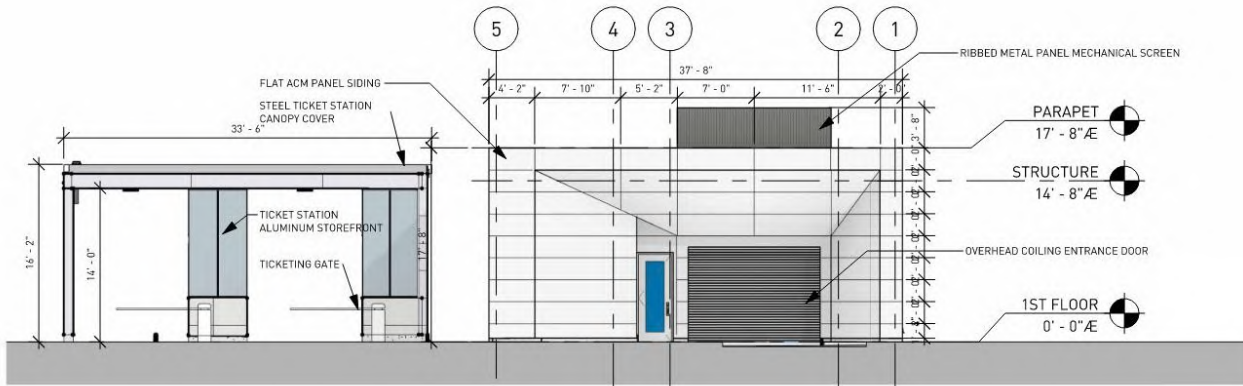
CONDITIONAL
USE PERMIT

OVERALL SITE
PLAN

Project # 22005

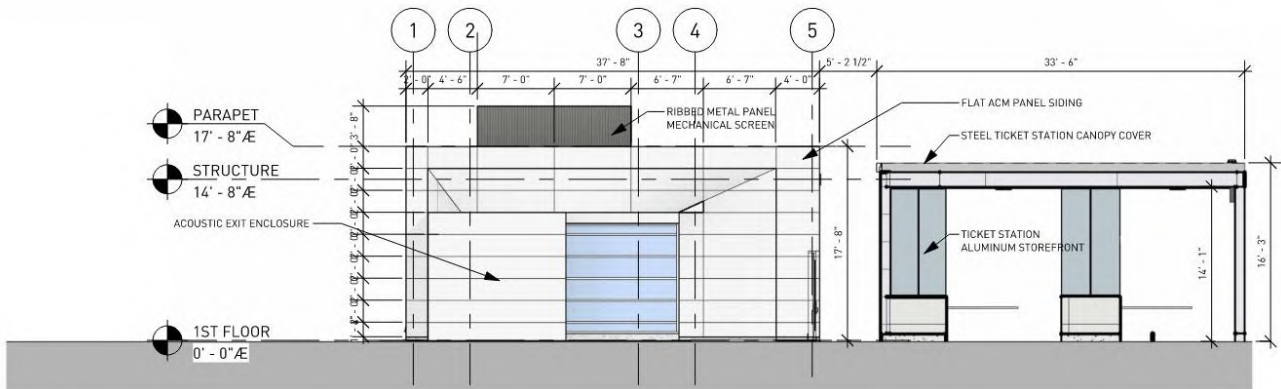
A0.01

Date: 7.23.2005



1 ENTRANCE ELEVATION 1/8"

3/32" = 1'-0"



2 EXIT ELEVATION 1/8"

3/32" = 1'-0"



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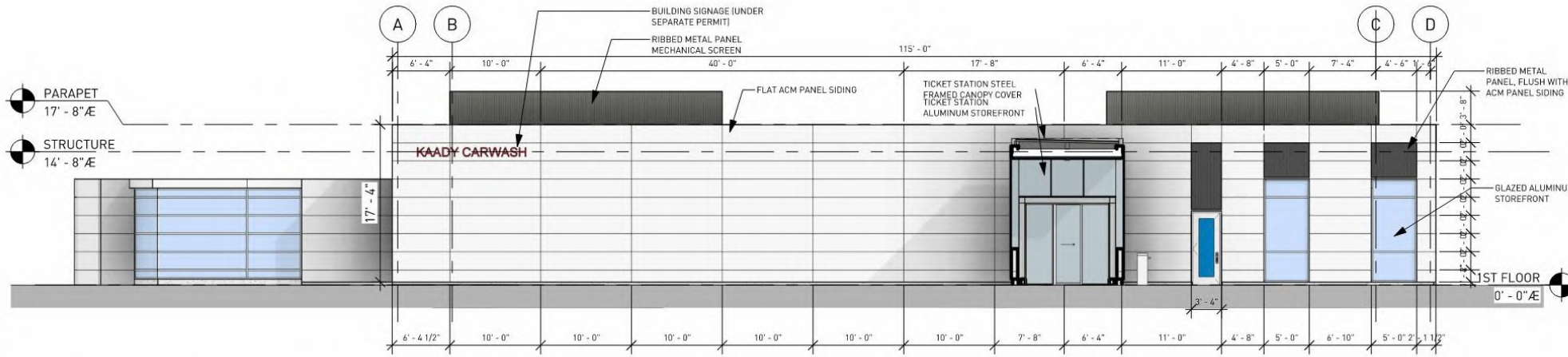
A4.1
 EXTERIOR ELEVATIONS

3/32" = 1'-0"

1/08/2026

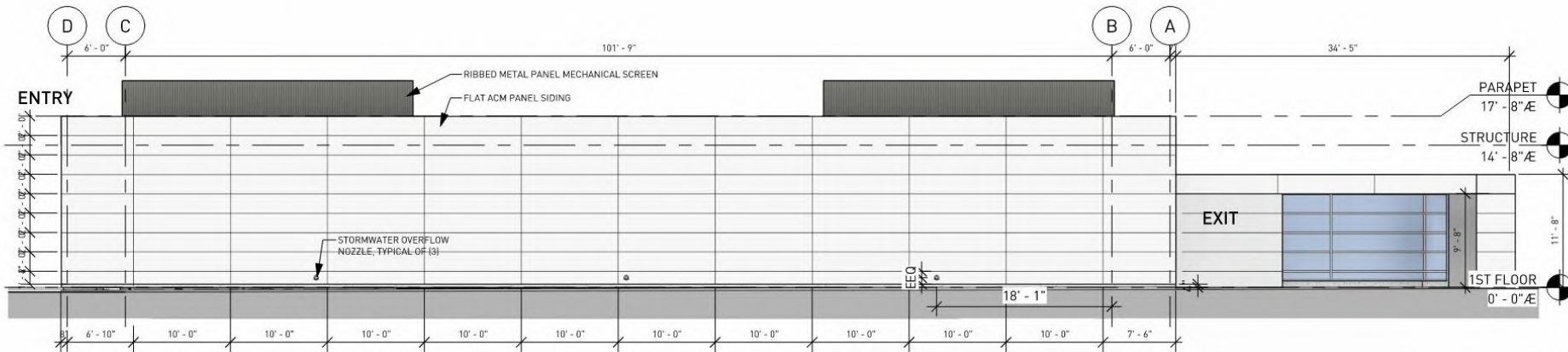
KAADY CAR WASH

18850 WILLAMETTE DRIVE, WEST LINN, OREGON
 97068



1 DRIVER'S SIDE ELEVATION

3/32" = 1'-0"



2 PASSENGER'S SIDE ELEVATION

3/32" = 1'-0"



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 phone: 503 220 0668 | www.tvaarchitects.com

A4.2
 EXTERIOR ELEVATIONS

3/32" = 1'-0"
 01/08/2026

KAADY CAR WASH
 18850 WILLAMETTE DRIVE, WEST LINN, OREGON
 97068

Addressed Neighborhood Concerns

- ▶ Neighborhood meeting with the Robinwood Neighborhood Association
- ▶ Design team responded:
 - ▶ Applicant took all concerns seriously, addressing them with requested studies (noise, traffic environmental) and providing design adjustments.
 - ▶ The proposed car wash was redesigned to reduce noise to either inaudible or as to a small area of the outside of the commercial businesses to north furthest from Hwy 43 - to only slightly perceptible levels – like a human conversation at 3 feet.
 - ▶ The carwash redesign worked – the evidence demonstrates that the proposed car wash meets all DEQ standards at all “noise sensitive receptors” – residences - and it is not perceptible at all, inside the businesses to north and only barely perceptible at the outside of the shopping center businesses to the north furthest from Hwy 43.
 - ▶ Background noise at the site – without the car wash – is already extremely high from Hwy 43 noise. (75 dB at the street curb)
 - ▶ At the shopping center businesses, the addition of Kaady is not the difference between a quiet place and a noisy one; it is the difference between hearing existing Highway 43 traffic and hearing that same traffic with a faint added sound component near the easternmost business sidewalk area.

Environmental Impact

- ▶ Kaady Car wash has **two separate systems to handle two separate** kinds of water.
- ▶ (1) The car wash process liquids are controlled internally through a custom filtration system that reclaims car wash water for reuse. It uses a series of concrete baffles that separates out the detergents and particulates from the process water. Water not reclaimed is sent to the sanitary sewer system, and is not introduced into the stormwater sewer.
- ▶ (2) A new stormwater system will be established to capture on-site stormwater water and entirely meets current code.
- ▶ On site stormwater, includes runoff from the roof, the parking lot, the drive aisle, and the vacuum stations. This water is sent to a new SD SC-800 Chamber detention system below the new drive aisle. Storm water is then filtered once in the new detention chamber. Then, that stormwater goes into a second existing stormwater filtration vault shared with the shopping mall. After the second filtration, the water gets introduced to an existing stormwater pond which acts as a further retention and quantity control facility prior to going to the public storm main.
- ▶ **BUT AS NOTED: Liquids from inside the carwash are treated ENTIRELY DIFFERENTLY.** It is collected, filtered and treated and mostly reused. Water not reused is sent to the **sanitary sewer system NOT storm system. Car wash process liquids do not go to the stormwater system.** Process solids fall to the bottom of the custom system filtration system and are periodically collected and disposed of by truck elsewhere.
- ▶ Per the staff report finding 17: The adopted West Linn Water Resource Area (WRA) Map (2014) shows a Significant Riparian Corridor associated with Fern Creek located on the subject property. The map also shows Fern Creek contained in a pipe, and no open channel across the subject property. All proposed development is located within a right angle of the piped section of Fern Creek. The proposed development is exempt from CDC Chapter 32 regulations, per exemptions in 32.040 F. 2.
- ▶ In our initial application, it was noted that “This site has no wetlands riparian areas, or environmentally sensitive areas are on the site”. To clarify, Fern Creek runs in a culvert below our site, and daylight out on the other side of the east property line. The WRA buffer offset for where the culvert pipe hits our property line is 65'-0". This places it at the curb line within a reciprocal easement shared by this property and the mall property. This WRA falls outside the scope of work area for our project.



Kaady Car Wash

7400 SW Barbur Blvd, Portland, OR

Marnay M. Jett

Marnay Jett

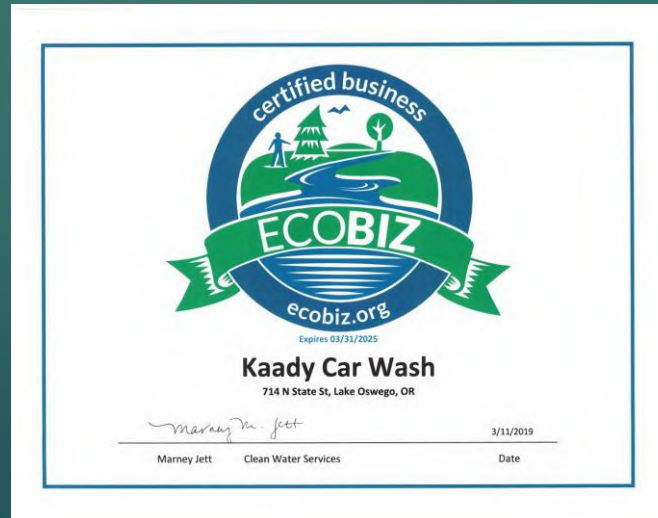
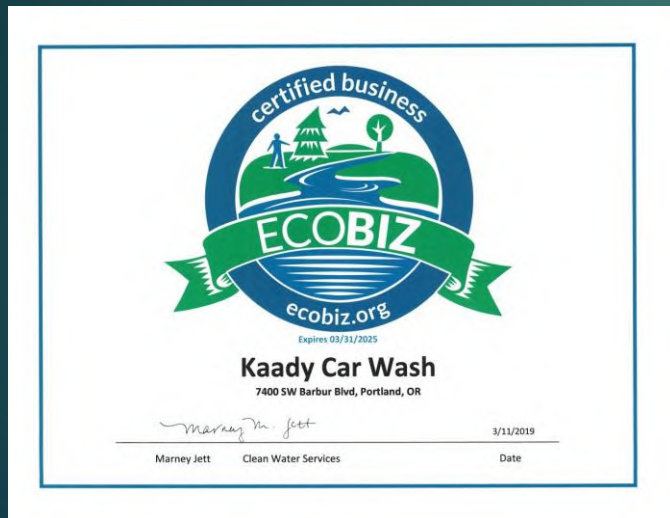
Clean Water Services

3/11/

Date

EcoBiz

- ▶ Ecobiz, a program of the State of Oregon DEQ, along with the Clean Water Services Management Utility for the Tualatin River Watershed, the City of Portland Environmental Services (BES), and the Lake Oswego Office of Water Quality, certified all twelve Oregon Kaady car washes as EcoLogical Businesses. This certification is part of the Pollution Prevention Resource Center.
- ▶ Ecobiz lauds Kaady Carwash as "Setting the pace" for ecology in car wash businesses, and that they are "very impressed with the environmental standards they already had in place, as well as their 'can-do' attitude."
- ▶ This is not green washing. This is a sustained commitment to environmentally responsible business practices, working in conjunction with local authorities having jurisdiction.



News

Kaady Car Washes first to be certified safe for the environment by independent pollution prevention agency.

April 19, 2011

A team of experts from the Oregon Department of Environmental Quality, the Clean Water Services Management Utility for the Tualatin River Watershed, the City of Portland Environmental Services and the Lake Oswego Office of Water Quality have certified all 12 Kaady Car Washes in Oregon as EcoLogical Businesses.



Acting on behalf of the Pollution Prevention Resource Center, the team visited each individual Kaady location before granting the certification, which is the first given to any car wash operation since the "EcoBiz" program was launched.

Debra Taevs, PPRC Deputy Director, called Kaady "ahead of the curve" in adopting environmentally conscious practices, and described the company as "setting the pace" for ecology in the car wash business. "We were very impressed with the environmental standards they already had in place", Taevs said, "as well as with their 'can-do' attitude".

Signs displaying the certification are now posted at all Kaady Car Washes, said Owner Charles Kaady, who describes the honor as a validation of the environmental standards he has been implementing since starting the business 35 years ago.

"Whether we're talking about safely discharging overflow into the water treatment system, using environmentally friendly shampoos, or conserving water and electricity", said Kaady, "every day is 'Earth Day' at all our locations... and has been from the beginning."

Scale: 1/8" = 1'-0"

Sheet # 2000

FLOOR PLAN
LEVEL 01
CONSTRUCTION DOCUMENTS

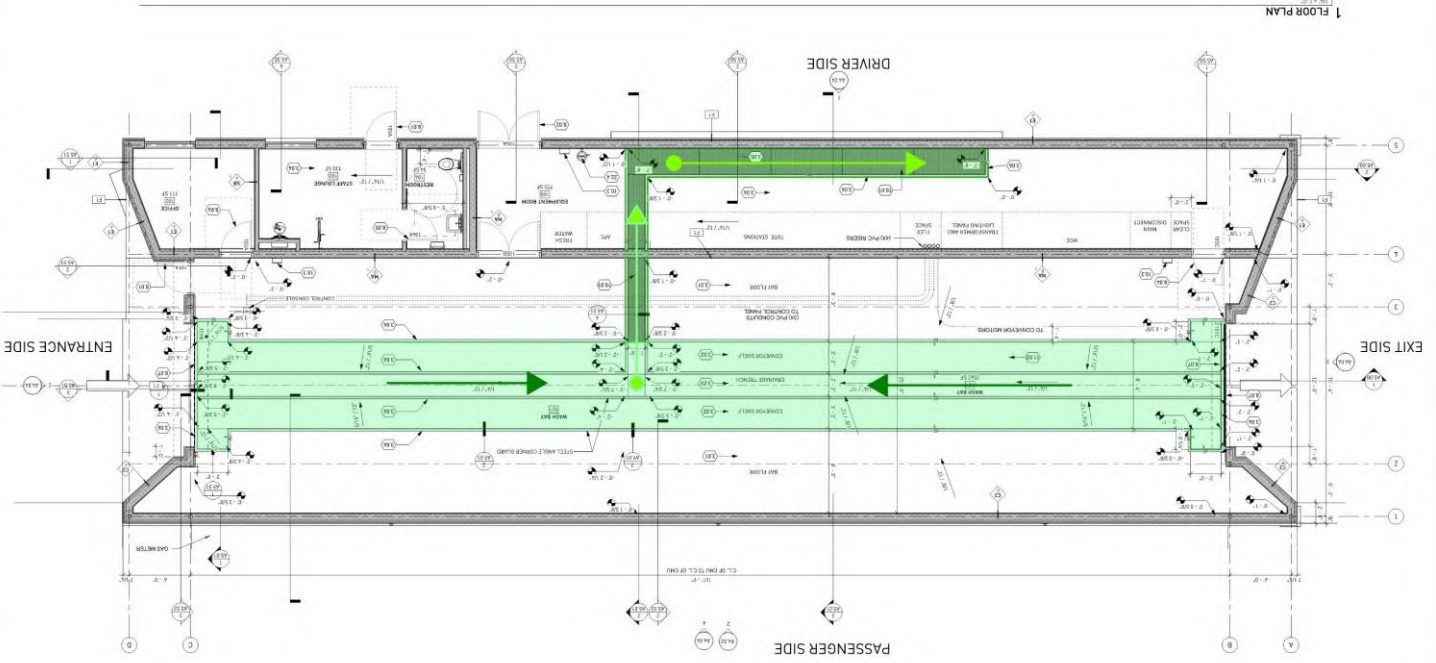
GENERAL NOTES

1. SEE ARCHITECT'S GENERAL NOTES FOR ALL GENERAL NOTES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

KEYNOTES

1. SEE ARCHITECT'S GENERAL NOTES FOR ALL GENERAL NOTES.

PROTOTYPE CAR WASH
SITE TO BE DETERMINED



LVA ARCHITECTS, INC.
1000 N. GARDEN AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.LVAARCHITECTS.COM



Traffic Impact Analysis

- ▶ TIA by Ard Engineering
- ▶ Willamette Drive is classified by City as Major Arterial roadway and classified by ODOT as a Statewide Highway. It is an ODOT facility and is subject to ODOT capacity rules expressed as “v/c”
- ▶ The TIA determines that the car wash will generate 47% fewer weekly evening peak hour trips and 60% fewer peak hour trips than a fast-food restaurant or a similarly sized convenience store, both of which would be permissible, outright in the existing GC zone.
- ▶ TIA demonstrates that the proposed car wash will not result in increases in traffic beyond what is allowed outright on the site or degradation of operations of area roadways and intersection as compared to either the prior use of the site, or other uses which are permitted outright in the GC zone.
- ▶ No Additional travel demand, circulation, or queueing mitigation measures are necessary.
- ▶ ODOT has no concerns :

ODOT received a copy of the Traffic Impact Analysis (TIA) prepared by Ard Engineering and dated February 12, 2026. ODOT reviewed the TIA and has determined there will be no significant impacts to State highway facilities and **no additional State review is required.**
- ▶ The exiting queue analysis determines the typical queueing load for the car wash is 7.4 automobiles and that there is adequate space for 19 automobiles leaving plenty of queueing space and no concern re drive entry.
- ▶ Exiting the facility is no different than exiting by any other customers from existing businesses, and compared to the original McDonald's business, Kaady presents much lower demand.

Traffic

- ▶ Opponents: There is a newspaper story that McDonald's left the site complaining about morning peak hour traffic (7-9 am) which is the time when a McDonalds generates its highest traffic volumes.
- ▶ McDonalds has a VERY high volume of traffic to be accommodated in the am peak hour. With half the trips entering and half exiting and assuming 45% turn toward the south and 55% turning toward the north (i.e. Portland) during the morning peak hour, McDonalds would need to accommodate about 40 left-turning vehicles per hour over the peak.
- ▶ In contrast, Kaady Car Wash isn't even open before 8AM, and from 8-9 AM data from comparable sites shows 14 and 16 patrons, respectively. This equates to an average of 15 vehicles between 8-9 AM. Again assuming 45% turn toward the south, we would expect 7 vehicles making this turn instead of 40.
- ▶ Traffic at the two driveways are well within the required capacity (v/c) and is significantly better than the capacity that existed with McDonalds.

Trip Generation Calculation Worksheets

Trip Generation Calculation Worksheet



Land Use Description: Automated Car Wash
 ITE Land Use Code: 948
 Independent Variable: Car Wash Tunnels
 Quantity: 1 Car Wash Tunnel

Summary of ITE Trip Generation Data

PM Peak Hour of Adjacent Street Traffic

Trip Rate: 77.50 trips per car wash tunnel
 Directional Distribution: 50% Entering 50% Exiting

Saturday Peak Hour of Generator

Trip Rate: 41.00 trips per car wash tunnel
 Directional Distribution: 50% Entering 50% Exiting

Site Trip Generation Calculations

1 Car Wash Tunnel			
	Entering	Exiting	Total
PM Peak Hour	39	39	78
Saturday Hour	21	21	42

Data Source: Trip Generation Manual, 11th Edition, Institute of Transportation Engineers, 2021

Trip Generation Calculation Worksheet



Land Use Description: Fast-Food Restaurant with Drive-Through
 ITE Land Use Code: 934
 Independent Variable: Gross Floor Area
 Quantity: 3.948 Thousand Square Feet

Summary of ITE Trip Generation Data

AM Peak Hour of Adjacent Street Traffic

Trip Rate: 44.61 trips per ksf
 Directional Distribution: 51% Entering 49% Exiting

PM Peak Hour of Adjacent Street Traffic

Trip Rate: 33.03 trips per ksf
 Directional Distribution: 52% Entering 48% Exiting

Total Weekday Traffic

Trip Rate: 467.48 trips per ksf
 Directional Distribution: 50% Entering 50% Exiting

Saturday Peak Hour

Trip Rate: 55.25 trips per ksf
 Directional Distribution: 51% Entering 50% Exiting

Site Trip Generation Calculations

3.9 ksf Fast-Food Restaurant w/ Drive Thru			
	Entering	Exiting	Total
AM Peak Hour	90	86	176
PM Peak Hour	68	62	130
Weekday	923	923	1846
Saturday Peak	111	107	218

Data Source: Trip Generation Manual, 11th Edition, Institute of Transportation Engineers, 2021

Trip Generation Calculation Worksheet



Land Use Description: Convenience Store
 ITE Land Use Code: 851
 Independent Variable: Gross Floor Area
 Quantity: 3.00 Thousand Square Feet

Summary of ITE Trip Generation Data

AM Peak Hour of Adjacent Street Traffic

Trip Rate: 62.54 trips per ksf
 Directional Distribution: 50% Entering 50% Exiting

PM Peak Hour of Adjacent Street Traffic

Trip Rate: 49.11 trips per ksf
 Directional Distribution: 51% Entering 49% Exiting

Total Weekday Traffic

Trip Rate: 762.28 trips per ksf
 Directional Distribution: 50% Entering 50% Exiting

Saturday Peak Hour Traffic

Trip Rate: 79.12 trips per ksf
 Directional Distribution: 50% Entering 50% Exiting

Site Trip Generation Calculations

3.00 ksf Convenience Store			
	Entering	Exiting	Total
AM Peak Hour	94	94	188
PM Peak Hour	75	72	147
Weekday	1143	1143	2286
Saturday Peak	119	119	238

Data Source: Trip Generation Manual, 11th Edition, Institute of Transportation Engineers, 2021

ODOT ASK

ODOT's GIS data shows the existing ramps at the NE corner of Willamette Drive and Walling Way as non-compliant with current Americans with Disabilities Act (ADA) standards. ODOT recommends City of West Linn require the applicant upgrade the existing infrastructure to meeting meet current standards.

If required by the City, permitting with ODOT will be required.

- ▶ Kaady Car Wash does not generate pedestrian trips from people with or without mobility issues.
- ▶ Technically, there is no proportionality (*Dolan*) between the impacts of this car wash and the possibly noncompliance existing ADA ramps and that condition cannot be imposed.
- ▶ **However, if it turns out to really be necessary, Kaady is willing to upgrade the ADA ramps at the NE corner of Walling Way and Willamette Drive anyway, if the planning commission so requests.**
- ▶ The additions of the improvements to the sidewalks would be implemented through the building permit process.

Noise Analysis

- ▶ Original study and supplement - Tenor Acoustics.
- ▶ Supplement was prepared and submitted to record analyzed noise under the modified noise reduction design - an acoustic exit enclosure that significantly reduces noise.
- ▶ Operating hours for proposed car wash: 8:00 AM and 8:00 PM (daytime hours) – hours comply w/ City and DEQ rules.
- ▶ DEQ standards apply to noise sensitive receptors (which do not include businesses):
 - Dwellings, Libraries, Churches, and Public Health Areas
- ▶ WLMC 5.487 applies to businesses and others. City standard: no “unreasonably loud, disturbing, or raucous noise” or that which “unreasonably annoys, disturbs, injures, or endangers the comfort, repose, health, safety, or peace of reasonable persons of ordinary sensitivity” or “so harsh, prolonged, unnatural, or unusual in time or place as to occasion unreasonable discomfort to any persons, or as to unreasonably interfere with the peace and comfort of neighbors or their guests, or operators or customers in places of business, or as to detrimentally or adversely affect such residences or places of business”
- ▶ Supplemental Noise Report establishes compliance with DEQ rules AND City Code at WLMC 5.487 :
 - ▶ All noise sensitive receptors (homes) are at or under the DEQ standard of 55 dB.
 - ▶ The businesses to the north, Kaady Car Wash noise is “less than 60 dBA at the commercial properties across the street, and up to 65 dBA at the sidewalk **outside**” **the businesses furthest east from Hwy 43 only. Others will experience greater noise than Kaady form the existing Hwy noise.**
 - ▶ Reiterate: businesses to the north will hear no car wash noise inside the business. Outside on the businesses' sidewalks that are furthest east from Hwy 43 – the carwash is “slightly audible” – in the range of human speech at 3 feet.

NOISE CONCLUSION:

4. Predicted noise impact to the nearest businesses (to the north) will not be perceptible through the storefront windows and doors, and slightly perceptible above traffic noise at the sidewalk outside the businesses the furthest east from Highway 43.

Noise Analysis

- ▶ Respectfully, the only conclusion from evidence: all standards are met:
- ▶ It is not possible that noise meeting all DEQ standards and that is imperceptible inside a business and in a commercial shopping center outside of the business “furthest east from Highway 43” is only “slightly perceptible above traffic noise” is unreasonably loud, disturbing, or raucous noise” or “unreasonably annoys, disturbs, injures, or endangers the comfort, repose, health, safety, or peace of reasonable persons of ordinary sensitivity” or “so harsh, prolonged, unnatural, or unusual in time or place as to occasion unreasonable discomfort to any persons, or as to unreasonably interfere with the peace and comfort of neighbors or their guests, or operators or customers in places of business, or as to detrimentally or adversely affect such residences or places of business.”
- ▶ Setting a precedent that the addition of noise at a commercial business in a shopping center during daytime hours that is “slightly perceptible” – like people talking violates that City noise standard is implausible and untenable.

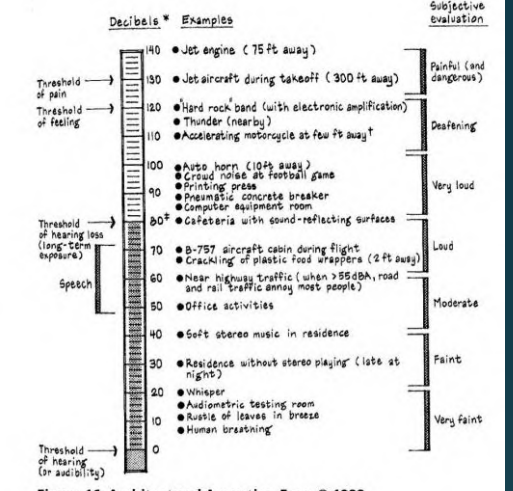
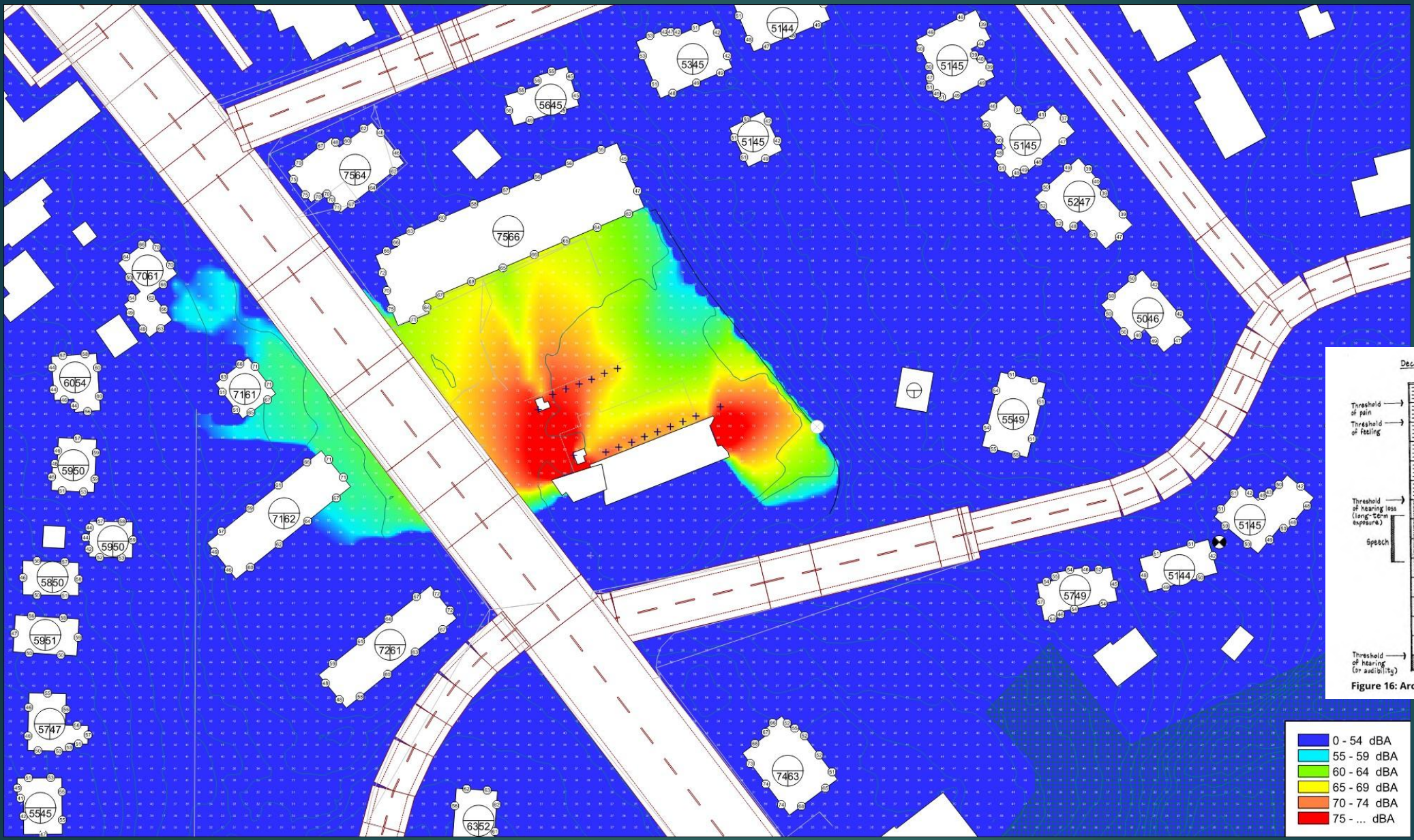
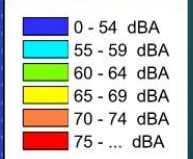


Figure 16: Architectural Acoustics, Egan © 1988



Car Wash Noise Only with Tunnel Exit Modification


Robinwood Neighborhood Plan

- ▶ Opponents assert the proposal is contrary to the Robinwood Neighborhood Plan. They are mistaken.
- ▶ RN Plan is **not an approval standard that applies**. It is a directive to the City to adopt code changes and other legislative measures.
- ▶ It has specific methods for implementation and ALL of them are directives to the City, not to individual land use approval applicants.
- ▶ Example here the Main Street Goal and Policies:

<i>Robinwood Neighborhood Plan</i>		<i>Ordinance No. 1567-Exhibit "A"</i>	
	Neighborhood Plan Policies	Action Measures	Priority
		south of the northern city limits..	
2.1	Orient commercial development along Willamette Drive to the street.	Strengthen existing design review standards for commercial development to require building orientation and business orientation toward Willamette Drive. Adopt Community Development Code provisions to reduce the visual effect of off-street parking by allowing only single-loading of access driveways into a commercial site.	Short-range
2.2	Encourage additional commercial and mixed-use development along with small parks and gathering places within the gaps.	Consider appropriate mixed use zoning districts for existing properties within the Robinwood Main Street Area not zoned commercially or for high density residential uses. Provide incentives for construction of affordable housing in mixed use areas along the Robinwood Main Street Create small city parks on city property at key locations along the Robinwood Main Street Adopt Community Development Code provisions that allow first story and upper story residential uses as part of a mixed use development with commercial uses in the General Commercial zoning district. Create plazas and other public spaces oriented toward Willamette Drive as an integral part of commercial development and redevelopment along the Robinwood Main Street.	Medium-range

Main Street Goal and Policies

		Street.	
2.3	Keep the scale of commercial development consistent with the neighborhood setting.	Consider Community Development Code provisions that respect significant existing views of the Willamette River of residential property owners on the west side of Willamette Drive. These provisions may include a reduction in the maximum height of new commercial buildings along certain portions of Willamette Drive to two and one half stories or 35 feet above the grade of the abutting section of Willamette Drive.	Short -range
2.4	Develop a common architectural and design theme for commercial and mixed-use development along Willamette Drive.	Study and implement a consistent architectural and design theme through a Robinwood Main Street design review manual, guiding development and redevelopment of structures and strict sign controls and design guidelines.	Long-range
		Adopt Community Development Code provisions to require primary use of quality building materials such as stone, brick, terra cotta, and wood for frontage facades along Willamette Drive.	Short-range
2.5	Allow only commercial uses that are compatible with the main street concept	Adopt Community Development Code Amendments to prohibit inappropriate automotive sales, repair, and storage uses, construction sales and services, industrial manufacturing, warehouse and self-storage uses, and super stores in the commercially zoned areas.	Short-range

- 
- ▶ Robinwood Neighborhood Plan Policies are expressly implemented by nonbinding “Action Measures” which are in turn implemented by nonbinding “Action *Implementation* Measures”. It is not possible to characterize the RN Plan as an applicable standard because it is entirely aspirational.
 - ▶ Regardless, RE: RN Plan:
 - ▶ Goal 1: Willamette Drive shall provide superior transportation facilities for all modes of transportation.” MET
 - There are existing generous 8’-0” sidewalks on both streets, providing ample paths along both streets.
 - There is a Tri-Met bus stop, Route 35 MacAdam/Greeley, Stop 6349 with a bench and trash cans located at the entry.
 - An existing 6’-0” wide bicycle lane, maintained by the City runs along Willamette Drive.
 - The existing street trees will remain. They provide a landscaped buffer between the pedestrian way and the car wash.
 - To the extent relevant, as Staff Explains, scale here consistent with neighborhood setting too - proposed building is one story, about 17 feet 8 inches high, or 21 feet 4 inches including roof screening, and it replaces a former 3,948-square-foot two-story McDonald’s drive-through. The proposal is fully consistent with that policy if it applied.

City Comprehensive Plan Confirms that RN Plan is not an applicable approval standard; Among Potentially Applicable Plan Provisions, all are MET

- ▶ “7. Until the City adopts new code provisions consistent with adopted neighborhood plans, the City shall apply appropriate development standards consistent with the existing Community Development Code.”
- ▶ Per the express terms of the City Comprehensive Plan, it is the CDC review standards identified in the Staff Report that apply.
- ▶ Plan Goal 3: “Encourage retail commercial uses to be located in centers that facilitate one-stop shopping and discourage strip commercial development.” Well-settled LUBA/Court of Appeals “encourage” standards are always aspirational and do not apply as applicable standards. Regardless, this proposal facilitates one stop shopping in an existing shopping center.
- ▶ Plan Goal 4: “Protect surrounding residential areas from adverse effects of commercial development in terms of loss of privacy, noise, lights, and glare.” Met. Only evidence is that this proposal meets this standard. Residential areas all are at or below DEQ noise standard with proposal and there are no privacy, light or glare issue.
- ▶ 5. Make the most efficient use of our existing commercial and industrial lands. Met. Proposal repurposes existing blighted site.

Final Note – What is not Applicable

- ▶ Claims that there is no need for another car wash in West Linn.
 - ▶ This sentiment is irrelevant. There is no code provision that makes “need” a standard. The particular businesses that are allowed **are expressly allowed by the Code.**
 - ▶ **The Car Wash is expressly allowed by the Code**
- ▶ Claims that the aesthetic appearance of the building is “Las Vegas” and so not preferred are wrong and irrelevant
 - ▶ Wrong because Kaady Car Wash is designed by f one of Oregon’s historically great architects, Bob Thompson, and the design is simple, clean, and elegant. The lighting and signage is restrained, without a “light show” that another car wash apparently has that some opponents find annoying.
- ▶ Claims that draft programs under consideration should be applied as approval standards, or that the code should be amended by interpretation are wholly unlawful and inappropriate.

In Conclusion

- ▶ The project team listened to concerns.
- ▶ Project undertook the neighborhood's requested noise and traffic and environmental studies to evaluate concerns.
- ▶ Modifications were made to the project to dramatically reduce noise – the acoustic exit enclosure was provided at significant expense.
- ▶ The Process liquids from the car wash process are separately treated, filtered reused and whatever excess there is goes to the sanitary sewer system, not the storm system. Solids are periodically cleaned out of the catchment and disposed of elsewhere
- ▶ Stormwater is double filtered – once in a new special storm water facility and then again in the existing shopping center storm facility.
- ▶ This project removes a blighted abandoned eyesore to replace it with a new attractive business.
- ▶ This project benefits the City by removing a blight, protecting the environment, and providing a modest high quality business to the City.
- ▶ As City professional staff explained, the proposal meets all relevant standards and should be approved.
- ▶ Thank you for your consideration.

END

THANK YOU FOR YOUR CONSIDERATION



Any information provided may be considered a public record and subject to disclosure.

Speaker Information

Name: David Rolison

Name of Organization (if applicable): _____

Address: 18490 Visa Ct

City: West Linn State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): westforkdave@gmail.com

I Request to Speak:

General Public Comment – 3 minutes per speaker

Topic (required): _____

Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker

Proposal: Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

Support Oppose Neither for nor Against

Public Testimony Procedures

Public testimony for land use hearings is taken during the public comment portion of the hearing.

- Each member of the public who wishes to speak at a land use hearing must first complete this testimony form and provide it to **City Staff**.
- Each commenter, including a Neighborhood Association representative, is allotted **five (5) minutes** to provide testimony.
- Commenters will generally be called in the following order: those in support of the application, those opposed to the application, and those who are neutral.

- When recognized by the Chair, commenters shall come to the designated area and clearly state their **name and city of residence** for the record.
 - Members of the public may testify **once** during the land use hearing, except when speaking as an authorized representative of a **Neighborhood Association**.
 - Commenters may **not transfer or cede** their allotted time to another person.
 - Commenters must **direct questions to the Chair**.
 - During a commentor's testimony, **no other person may speak** without permission from the Chair.
-

Written Materials and Presentations

- Written comments and documents should be submitted to the **staff planner by 12:00 p.m. (noon) on the day of the meeting** to allow Commissioners adequate time to review them.
 - Written comments may still be submitted at the hearing; however, Commissioners may not have time to review them before deliberations.
 - Any **electronic presentations must be submitted to the staff planner at least 48 hours prior to the meeting**.
-

Notice Regarding Appeals

Failure to raise an issue by written comment or at the hearing, or failure to provide sufficient specificity to respond to the issue, **precludes raising the issue on appeal** before the **Oregon Land Use Board of Appeals**.

Parties with standing may appeal this decision to the **West Linn City Council** pursuant to the provisions of **Chapter 99 of the Community Development Code** and any other applicable rules and statutes. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the City or its designee to respond to the issue precludes an action for damages in circuit court.

Schroder, Lynn

From: City of West Linn <webmaster@westlinnoregon.gov>
Sent: Monday, March 2, 2026 10:06 AM
To: Schroder, Lynn
Subject: City of West Linn Website submission: Meeting Request to Speak Signup

Submitted on Monday, March 2, 2026 - 10:05am

Submitted by anonymous user: 76.105.229.80

Submitted values are:

Full Name David Robison
Email Address westforkdave@gmail.com
Cell Phone Number 5033121186
Home Phone Number 5033121186
Street Address 18490 Vista Court
City West Linn
State Oregon
Item you would like to speak on CUP-25-03/DR-25-03/VAR-25-02
Board Planning Commission
Meeting Date Wed, 03/18/2026

The results of this submission may be viewed at:

<https://westlinnoregon.gov/node/45911/submission/91415>



Any information provided may be considered a public record and subject to disclosure.

Speaker Information

Name: Jeannie Thompson

Name of Organization (if applicable): _____

Address: 2616 SW Mossy Brook Rd

City: West Linn State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): _____

I Request to Speak:

General Public Comment – 3 minutes per speaker

Topic (required): _____

Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker

Proposal: Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

Support **Oppose** Neither for nor Against

Public Testimony Procedures

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Written Materials and Presentations

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Speaker Information

Name: Shane Winder

Name of Organization (if applicable): _____

Address: 18718 Rose Way

City: West Linn State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): Shane.R.Winder@gmail.com

I Request to Speak:

General Public Comment – 3 minutes per speaker

Topic (required): _____

Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker

Proposal: Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

Support Oppose Neither for nor Against

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Speaker Information

Name: Andrew Mulkey obo Elizabeth Oretz

Name of Organization (if applicable): _____

Address: Po Box 66562

City: Portland State: OR Zip: 97290

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): andrew@mulkeylegal.com

I Request to Speak:

General Public Comment – 3 minutes per speaker

Topic (required): _____

Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker

Proposal: Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

Support Oppose Neither for nor Against

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Speaker Information

Name: Elizabeth Dietz

Name of Organization (if applicable): Self and Robinwood Neighborhood Assoc.

Address: 3495 Chippewa Ct. West Linn, OR 97068

City: _____ State: _____ Zip: _____

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): Lizd71@gmail.com

I Request to Speak:

General Public Comment – 3 minutes per speaker

Topic (required): _____

Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker

Proposal: Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

Support Oppose Neither for nor Against

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Speaker Information

Name: Elizabeth Hayes

Name of Organization (if applicable): _____

Address: 19775 Old River Drive

City: West Linn State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): _____

I Request to Speak:

General Public Comment – 3 minutes per speaker

Topic (required): _____

Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker

Proposal: Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

Support Oppose Neither for nor Against

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Speaker Information

Name: K.D. MERCER

Name of Organization (if applicable): _____

Address: 19422 VIEW DR

City: WEST LINN State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): Katendannymercet@gmail.com

I Request to Speak:

General Public Comment – 3 minutes per speaker

Topic (required): _____

Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker

Proposal: Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

Support Oppose Neither for nor Against

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Speaker Information

Name: LARRY HULLMAN

Name of Organization (if applicable): _____

Address: 18705 ROSE WAY

City: WEST LINN State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): Hullman@comcast.net

I Request to Speak:

General Public Comment – 3 minutes per speaker

Topic (required): _____

Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker

Proposal: Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

Support Oppose Neither for nor Against

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Speaker Information

Name: DAVID DODDS

Name of Organization (if applicable): _____

Address: 18931 Old River Dr

City: West Linn State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): _____

I Request to Speak:

General Public Comment – 3 minutes per speaker

Topic (required): _____

Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker

Proposal: Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

Support Oppose Neither for nor Against

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Speaker Information

Name: BRENT HUNSBERGER

Name of Organization (if applicable): _____

Address: 3536 WAUING WAY

City: WEST LINN State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): _____

I Request to Speak:

~~General Public Comment~~ – 3 minutes per speaker

Topic (required): _____

~~Land Use Hearing~~ – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker

Proposal: Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

Support Oppose Neither for nor Against

WOULD LIKE TO SHOW A VIDEO (14 SECONDS) AND A PHOTO
TAKEN THIS MORNING.

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Speaker Information

Name: Michael Kapigian

Name of Organization (if applicable): _____

Address: 19500 View Drive

City: West Linn State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): _____

I Request to Speak:

General Public Comment – 3 minutes per speaker

Topic (required): car wash

Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker

Proposal: Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

Support Oppose Neither for nor Against

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Speaker Information

Name: Anthony Braeco

Name of Organization (if applicable): _____

Address: 2716 Robinwood Ct

City: West Linn State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): _____

I Request to Speak:

General Public Comment – 3 minutes per speaker

Topic (required): _____

Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker

Proposal: Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at 18850 Willamette Falls Drive

Position (please check one):

Support Oppose Neither for nor Against

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Speaker InformationName: Athena ContrerasName of Organization (if applicable): —Address: 20705 Willamette DrCity: West Linn State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): _____

I Request to Speak: **General Public Comment** – 3 minutes per speaker

Topic (required): _____

 Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker**Proposal:** Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

 Support Oppose Neither for nor Against**Public Testimony Procedures**

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Written Materials and Presentations

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Any information provided may be considered a public record and subject to disclosure.

Speaker Information

Name: Barbara Serde

Name of Organization (if applicable): _____

Address: 19430 Old River Dr.

City: West Linn State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): bserde@gmail.com

I Request to Speak:

General Public Comment – 3 minutes per speaker

Topic (required): _____

Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker

Proposal: Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

Support Oppose Neither for nor Against

Public Testimony Procedures

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Speaker InformationName: Roxana Khosravi

Name of Organization (if applicable): _____

Address: 19625 Old River DRCity: West Linn State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): jayburst_smile@yahoo.com**I Request to Speak:** **General Public Comment** – 3 minutes per speakerTopic (required): inappropriate location for car wash **Land Use Hearing** – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker**Proposal:** Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

 Support Oppose Neither for nor Against**Public Testimony Procedures**

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Speaker Information

Name: ERIK NEWGARD

Name of Organization (if applicable): _____

Address: 3194 CHIPPEWA CT

City: WEST LINN State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): eriknewgard@gmail.com

I Request to Speak:

General Public Comment – 3 minutes per speaker

Topic (required): _____

Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker

Proposal: Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

Support Oppose Neither for nor Against

Public Testimony Procedures

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Speaker InformationName: Frank JaliliName of Organization (if applicable): N/AAddress: 3925 Glen TerraceCity: West Linn State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): fjalili@fortisre.com**I Request to Speak:** **General Public Comment** – 3 minutes per speakerTopic (required): kaady car wash **Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02** - 5 minutes per speaker**Proposal:** Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

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Speaker Information

Name: Paul Kreitzberg

Name of Organization (if applicable): _____

Address: 3495 Chippena ct

City: West Linn State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): _____

I Request to Speak:

General Public Comment – 3 minutes per speaker

Topic (required): _____

Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker

Proposal: Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

Support Oppose Neither for nor Against

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Speaker InformationName: Daniel Mercedes

Name of Organization (if applicable): _____

Address: 19422 View DrCity: West Linn State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): _____

I Request to Speak: **General Public Comment** – 3 minutes per speaker

Topic (required): _____

 Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker**Proposal:** Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

 Support Oppose Neither for nor Against**Public Testimony Procedures**

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Speaker Information

Name: Ed Schwarz

Name of Organization (if applicable): _____

Address: 2206 Tanner Dr

City: West Linn State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): _____

I Request to Speak:

General Public Comment – 3 minutes per speaker

Topic (required): _____

Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker

Proposal: Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

Support Oppose Neither for nor Against

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Speaker Information

Name: Kathy Fisher

Name of Organization (if applicable): _____

Address: 19500 View Dr

City: West Linn State: OR Zip: 97065

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): katfish@aol.com

I Request to Speak:

General Public Comment – 3 minutes per speaker

Topic (required): car wash

Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker

Proposal: Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

Support Oppose Neither for nor Against

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Schroder, Lynn

From: City of West Linn <webmaster@westlinnoregon.gov>
Sent: Tuesday, March 17, 2026 7:51 PM
To: Schroder, Lynn
Subject: City of West Linn Website submission: Meeting Request to Speak Signup

Submitted on Tuesday, March 17, 2026 - 7:50pm

Submitted by anonymous user: 75.164.195.208

Submitted values are:

Full Name Jessicah Jones

Email Address j3551684@gmail.com

Cell Phone Number 9167095377

Home Phone Number 9167095377

Street Address 20026 White Cloud Circ

City West Linn

State OR

Item you would like to speak on I'm not sure if I will speak yet, but it's regarding the kaady car wash. Right now I'd just like the link to access the meeting

Board Planning commission

Meeting Date Wed, 03/18/2026

The results of this submission may be viewed at:

<https://westlinnoregon.gov/node/45911/submission/91542>

Schroder, Lynn

From: City of West Linn <webmaster@westlinnoregon.gov>
Sent: Wednesday, March 18, 2026 9:22 AM
To: Schroder, Lynn
Subject: City of West Linn Website submission: Meeting Request to Speak Signup

Submitted on Wednesday, March 18, 2026 - 9:22am

Submitted by anonymous user: 73.67.203.249

Submitted values are:

Full Name Scott S

Email Address scotts25@mac.com

Cell Phone Number 5039692984

Home Phone Number 5039692984

Street Address 3314 Walling Way

City West Linn

State Oregon

Item you would like to speak on Traffic impact and safety on hwy 43 ODOT Review?

Board planning commission

Meeting Date Wed, 03/18/2026

The results of this submission may be viewed at:

<https://westlinnoregon.gov/node/45911/submission/91547>



Any information provided may be considered a public record and subject to disclosure.

Speaker Information

Name: CAROL PULVERMACHER

Name of Organization (if applicable): _____

Address: 3364 WALLING WAY

City: WEST LINN State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): befreesophie@yahoo.com

I Request to Speak:

General Public Comment – 3 minutes per speaker

Topic (required): _____

Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker

Proposal: Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

Support Oppose Neither for nor Against

DO NOT WISH TO SPEAK

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Speaker InformationName: MARILYN FRANKEL

Name of Organization (if applicable): _____

Address: 3364 WALLING WAYCity: WEST LINN State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): frankelfitness**I Request to Speak:** **General Public Comment – 3 minutes per speaker****Topic (required):** _____ **Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker****Proposal:** Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

 Support Oppose Neither for nor AgainstDO NOT WISH TO SPEAK**Public Testimony Procedures**

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Speaker Information

Name: Roberta Schwarz

Name of Organization (if applicable): _____

Address: 2206 Tanner Dr

City: West Linn State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): _____

I Request to Speak:

General Public Comment – 3 minutes per speaker

Topic (required): _____

Do Not Wish to Speak

Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker

Proposal: Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

Support Oppose Neither for nor Against

AGENDA ITEM 3 CUP-25-03, DR 25-03, VAR 25-02

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Speaker Information

Name: EDWARD SCHWARZ

Name of Organization (if applicable): _____

Address: 2206 TANNER DR.

City: WEST LINN State: OR Zip: 97068

To receive a notice of land use decision, you must provide your address. When called to testify you may simply list your city of residence.

Email (optional): _____

I Request to Speak: I DO NOT WISH TO SPEAK

General Public Comment – 3 minutes per speaker

Topic (required): _____

Land Use Hearing – CUP-25-03 / DR-25-03 / VAR-25-02 - 5 minutes per speaker

Proposal: Conditional Use Permit Class 2 Design Review and Class 2 Variance for a proposed Car Wash at **18850 Willamette Falls Drive**

Position (please check one):

Support Oppose Neither for nor Against

AGENDA ITEM 3 - CUP 25-03, DR 25-03, VAR 25-02

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