



**PLANNING COMMISSION
Meeting Notes April 15, 2026**

Commissioners present: David D. Jones, Gary Walvatne, Kris Kachirisky, Kathryn Schulte-Hillen and Tom Watton
Commissioners absent: Liz Dietz
Council Liaison: Carol Bryck
Staff present: Community Development Director Steve Koper, City Attorney, Ashleigh Dougill, Planning Manager Darren Wyss, Management Analyst Lynn Schroder

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

1. Call To Order and Roll Call

Chair Schulte-Hillen 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](#)

Chair Schulte-Hillen opened deliberations for CUP-25-03/DR-25-03/VAR-25-02, an application for a Conditional Use Permit, Class II Design Review, and Class II Variance at 18850 Willamette Drive.

A public hearing on this matter was held on March 18, 2026. The Planning Commission closed the public hearing on March 18, 2026, and voted to leave the written record open until 3/25/26 for all parties to submit testimony; until 4/1/26 to respond to new testimony; and until 4/8/26 for the applicant to make a final written legal argument.

The applicant submitted a revised design on March 25, 2026, to remove the need for the Class II Variance to CDC Chapter 55.100.B.6(e) window transparency standards. The applicant's April 8, 2026, final written argument confirms the variance is withdrawn or moot.

Chair Schulte-Hillen, who was absent from the first evidentiary hearing, stated that she had watched the entire video of that meeting and was fully up to speed on all testimony and materials submitted in the interim.

City Attorney Dougill addressed legal standards and appeal rights. Dougill addressed Planning Commission (PC) conflicts of interest, bias, ex-parte contacts, and jurisdiction. No Commissioner declared a conflict of interest or bias. Commissioner Walvatne disclosed a site visit and Chair Shulte-Hillen disclosed daily travel by the site either by walking or driving. Both confirmed that the aforementioned ex parte contacts would not impact their ability to participate in deliberations. 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 member of the audience challenged either Commissioner's fitness to participate in deliberations.

During deliberations the Commission discussed the impact of the applicant's withdrawal of the Variance and the need to consider noise from the facility due to the added window glazing. Discussion centered on the revised site design, with particular attention to potential noise reduction measures and the broader environmental implications of the project. Questions were also raised about whether another car wash was necessary given existing facilities in the area, prompting broader conversation about the project's overall benefit to the community. Several Commissioners expressed concern that granting the proposal would not produce a facility that provides an overall benefit to the City (Community Development Code Chapter 60.070.A(3)). Commissioner Walvatne expressed concerns with the stormwater facility and its ability to effectively remove pollutants that may make it out of the car wash and into the system. The Commission discussed potential impacts to Fern Creek from stormwater runoff and the lack of sufficient factual data to demonstrate that no adverse off-site impacts would be caused by the development (Community Development Chapter 55.100.I(3)).

Commissioner Walvatne moved to deny CUP-25-03/DR-25-03 and direct staff to prepare a final decision and order adopting findings consistent with this decision that specifically address criteria CDC 55.100.I(3) and 60.070.A(3) for the reasons stated during deliberations. Chair Shulte-Hillen seconded the motion.

Ayes: Walvatne, Kachirisky, Schulte Hillen. Nays: Watton and Jones. Abstentions: None. The motion passed 3-2-0.

4. Planning Commission Announcements

Commissioner Walvatne requested a status update for the information request on a seventh lot in the Willow Ridge Subdivision.

5. Staff Announcements

Principal Planner Wyss reviewed the upcoming Planning Commission schedule.

6. Adjourn

Chair Schulte-Hillen adjourned the meeting at 7:25pm.