

Robinwood Car Wash Subcommittee Meeting Minutes

Date: June 19, 2025

Location: Robinwood Station & Zoom

Facilitator: Elizabeth Dietz

Recorder: Paul Kreitzberg

1. Meeting Overview

- **Zoom session** initiated by Elizabeth Dietz.
 - **Purpose:** Begin drafting materials for:
 - Presentation to the Neighborhood Association.
 - Written public testimony.
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2. Leadership & Structure

- Shane Winder accepted the role of **Vice Chair** of the subcommittee.
 - Elizabeth Dietz confirmed as **Chair**.
 - Meeting decorum and expectations for respectful, collaborative discussion were established for physical meetings and electronic communication.
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3. Key Topics Discussed

A. Traffic Concerns

- Anticipated **compounding traffic** from Starbucks and the proposed car wash.

- Potential issues with **left-hand turns** and congestion near Starbucks noted.
- The existing **Traffic System Plan (TSP)** has not been updated since 2016.
 - Suggested review of the **Traffic System Plan** available on the West Linn city website.
 - DKS is usually the contractor for traffic surveying
- **Elizabeth** to investigate:
 - Whether a **traffic analysis** is feasible.
 - What its **scope and requirements** would be.

B. Noise Pollution

- Concern about **ambient noise levels** affecting:
 - Nearby **residences**.
 - **Foot traffic & Care Traffic**, patronage of adjacent businesses.
- Discussion points:
 - Developer must **demonstrate compliance** with West Linn's noise ordinances.
 - Consider conducting **decibel readings** and requesting a **formal noise study**.
 - Reference **Chapter 5** of the West Linn noise code.
 - Conditional Use Permit (CUP) heavily depends on **livability criteria**.

C. Environmental Impact

- Concerns raised regarding:
 - Proximity to **riparian zones**.
 - **Runoff contamination** from vehicles entering nearby creeks.
 - Potential presence of **forever chemicals**.

- Suggested actions:
 - Request **environmental studies** using provisions from **Chapter 32**.
 - Reference the **Community Development Code** (CDC) and **Comprehensive Plan** when forming arguments.
 - Assess compatibility with **Vision 43 Planning Goals**.

D. Wildlife Disruption

- Frequent deer crossings in the area cited.
 - Consideration of how increased noise and traffic may disturb **local wildlife habitats**.
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4. Community Engagement

- Discussed importance of understanding **community vision** for the space.
 - Suggestions for **alternative uses** welcome.
 - Aim to **integrate** subcommittee updates into **Neighborhood Association meetings**.
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5. Process & Timeline

- Once the application is posted to the city's website:
 - A **30-day review period** begins.
 - **Residents within 500 feet** will receive official notice.
- To gain **legal standing**:
 - Submit a **written comment with name**.
 - Testify at the **Planning Commission or City Council meeting**.

- **Standing** is required to appeal decisions.
 - Elizabeth will clarify and share **specific timeline** with the subcommittee.
 - The city has **120 days** from application completion to make a decision.
 - Refer to **Chapter 99** of the CDC for procedural details.
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6. Action Items

Action	Assigned To
Formally request subcommittee status under the Neighborhood Association	Elizabeth
Finalize subcommittee roles (Chair: Elizabeth, Vice Chair: Shane)	Confirmed
Verify traffic analysis feasibility and scope	Elizabeth
Share city timeline and submission details with the group	Elizabeth
Set up shared workspace (Google Docs)	Elizabeth