

# Robinwood Car Wash Subcommittee Meeting Minutes

**Date:** June 19, 2025

**Location:** Robinwood Station & Zoom

**Facilitator:** Elizabeth Dietz

**Recorder:** Paul Kreitzberg

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## 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