

Robinwood Car Wash Committee Meeting Minutes

Date: August 20, 2025

1. Conditional Use Permit Criteria:

- **Subjective vs. Objective Criteria:** It's suggested that subjective criteria, such as neighborhood characteristics, may carry more weight than objective ones, like direct traffic impact on Route 43.
- **Petition Strategy:** A strong neighborhood petition could significantly influence the outcome, especially if submitted within the 14-day commentary period preceding the planning committee meeting.

2. Proposal Submission:

- **Neighborhood Association Timeline:** Strategy proposed to first vote within the subcommittee before submitting to the neighborhood association. This ensures a consolidated approach. Another meeting will be scheduled for this.

3. Traffic Considerations:

- **Traffic Study Requirement:** Discussed awaiting the city's completeness check to determine if a traffic study is mandatory.
- **Traffic Comparison:** Questioned whether traffic should be compared to the functioning McDonald's baseline or the current empty lot.
- **ODOT Public Input:** Highlighted potential changes to highway access, emphasizing the opportunity for public input on the ODOT application.

4. Permit and Zoning Concerns:

- **Chapter 60 Evaluation:** Suggested reviewing conditional use permit conditions to argue against automotive maintenance due to its impact.
- **Proximity Argument:** Debated whether the presence of another nearby car wash justifies opposition, contrasting car washes with the permissibility of restaurants.

5. Legal and Procedural Actions:

- **Subjective Objections:** Noted that subjective objections are less likely to be appealed, suggesting they focus on these aspects.
- **Legal Assistance:** Consideration to hire a land use attorney for strengthening the case.
- **Financial Planning:** Proposed creating a treasurer position to manage funds for legal expenses.

6. Environmental and Zoning Concerns:

- **Traffic Limitations:** Discussed compliance with land use sections prohibiting exacerbated traffic.

- **Riparian Zone Issues:** Questioned the accuracy of riparian zone representation in plans and their effects.
- **Chemical Containment:** Concerns raised about whether chemicals from the car wash could affect the riparian zone, suggesting Chapter 32 might apply.

7. Additional Concerns and Resources:

- **Soil Study Discrepancies:** Raised concerns about soil classification, suggesting water saturation discrepancies.
- **Potential Resources:** Proposed reaching out to the Oregon DEQ for resources and precedents.

Key Arguments:

- Impact on riparian zone
 - Traffic concerns
 - Neighborhood characteristic preservation
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