

CUP Committee Meeting Minutes

The CUP Committee met to discuss the land use application for a proposed car wash on highway 43.. The meeting focused on traffic impacts, adequacy of the traffic analysis, neighborhood planning considerations, and preparation for the upcoming hearing.

Discussion included planning commission procedures and the importance of focusing testimony on the overall benefit to the city. Clarification was provided regarding notice timelines, including the 14-day comment period beginning when mailers are sent.

Members confirmed the application is available online and stressed the importance of thoroughly reviewing materials and submitting written comments. The group discussed the value of strong in-person participation at the hearing.

Significant concerns were raised about the traffic analysis, including its limited scope and failure to address surrounding roadways and future Vision 43 development impacts. Members noted the potential need for ODOT approval. Noise and safety concerns were also discussed, including firsthand observations from prior car wash operations and the possibility of incorporating decibel measurements into the record.

The committee agreed that testimony should be coordinated to avoid redundancy and focus on priority issues. A grid system will be created to assign topics to speakers. Members committed to reviewing and updating the neighborhood association's response to reflect current information. Draft denial language and supporting comments will be prepared for group review.

Next steps include scheduling another meeting to finalize amendments, collecting member input via email, and developing a clear strategy for the hearing.