

Wash 'N' Go Car Wash Appeal

I, Rod Bisharat, do declare and state:

I am the party that filed the appeal from the Planning Commission approval of the Wash 'N' Go carwash across the street from the business I've owned now for almost 30 years. I am not good at public speaking, so I've asked that some comments I would like to make be submitted in writing. I want the Mayor and Council to know that I am not categorically opposed to the project. I am concerned about the project's impact on my business and feel that a traffic study based on actual site data should be done.

One of my concerns is that no noise study was done for my property. When I reviewed the noise analysis prepared by the carwash, they analyzed three locations but not the location directly across the street where the 9,15 horsepower blower motors face my property. I brought this concern up at a meeting with the city staff who looked through the noise report and agreed that there was no testing at my property. I was told at the time that they would do analysis on my property. I've checked for a noise analysis from my property and was finally told that there will be no study done for my property.

I did my own study using a decibel meter from a carwash location that had only eight blowers with the same ambient noise level as exists on my property, 66.6 dB. I took measurements starting at 50 feet, which is the distance to my property. At 50 feet there is a decibel meter reading of 87.7 dB, at 60 feet, 86.3 dB, and at 100 feet, 79.7 dB. Pictures of the readings are attached. These readings well exceed the city's municipal code which provides in section 19.58.060 that automotive carwash facilities noise generation cannot exceed the ambient noise level from any point on an adjacent property, which in my case is 66.6 dB. The numbers which I recorded well exceed these levels at 50, 60, and 100 feet. I do not know why the city staff did not do a noise study from my property which will be impacted, but these numbers that I recorded can easily be replicated by an independent party.

I also have a concern about the contaminated soils. Initially the city was unaware that there was contamination on the site because of a closure letter. As a gas station owner myself, I was very familiar with the gas station that used to be across the street from me and provided information to the city that showed the site was in fact contaminated. After doing so, I saw a company come out and drill three hole



