



PLANNING COMMISSION STAFF REPORT

ITEM NO. 5.1

DATE: November 3, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: **THIS ITEM HAS BEEN CONTINUED FROM THE NOVEMBER 3, 2026
PLANNING COMMISSION MEETING TO THE NOVEMBER 17, 2026
PLANNING COMMISSION MEETING.**

Hearing to adopt a resolution approving a Conditional Use Permit Modification to allow an approximately 3,000 2,998 square-foot drive-through carwash facility with 12 vacuum stations at an existing gas station and food store property. The project proposes landscaping and the carwash exit driveway on City-owned land, subject to a related request for a 30-year lease of adjoining city property will that would be reviewed by the City Council.

RECOMMENDED ACTION

SUMMARY

DISCUSSION

ATTACHMENTS

Prepared by: Ben Murray
Principal Planner