



# CITY OF West Linn

## WEST LINN PLANNING COMMISSION NOTICE OF FINAL DECISION FILE NO. CUP-25-03/DR-25-03

At its meeting on April 15, 2026, the West Linn Planning Commission **denied** a request by Eric Li, TVA Architects, on behalf of Kaady Car Wash for a Conditional Use Permit and Class II Design Review at 18850 Willamette Drive to construct a new drive-through car wash. The decision was based on the facts, findings, and conclusions found in the record.

The Final Decision and Order and application are posted on the City's website, <https://westlinnoregon.gov/projects>. Alternatively, the Final Decision and Order, complete application, and all documents or evidence are available for inspection at City Hall at no cost. Copies may be obtained at a reasonable cost.

Planning Commission decisions are final upon the date of the signature on the decision and effective 14 days from when the final, signed decision is mailed.

This decision may be appealed to the City Council by persons who have established standing in this matter pursuant to CDC 99.170(G)(1) or may be reviewed by the City Council pursuant to CDC 99.170(G)(2) within 14 days of the Final Decision Notice mailing date pursuant to the provisions of CDC Chapter 99 and any other applicable rules and statutes.

Appeals must be filed with the West Linn Community Development Department with the \$400 appeal fee by 5:00 pm on the fourteenth day from the date of mailing this notice of final decision. An appeal application must include the following:

- Decision Details – The date and case file number of the decision being appealed.
- Standing Documentation – Evidence that the appellant qualifies as a party of standing, as outlined in CDC 99.140.
- Basis for Appeal – A statement describing the basis for the appeal that includes a citation to the West Linn Municipal Code and/or Community Development Code approval criteria or development standards that are not met in the application, or that the appellant claims have been incorrectly interpreted or applied.
- Neighborhood Associations - a copy of the meeting minutes and vote taken supporting the appeal per CDC 99.240.

Failure to submit the application and fee within the appeal period, or omission of any required elements specified in West Linn CDC Section 99.250.A(1-3), will result in the appeal application being rejected.

If you have any questions about this project, please contact Darren Wyss, Principal Planner, at [dwyss@westlinnoregon.gov](mailto:dwyss@westlinnoregon.gov) or (503)742-6064.

Mailed: April 21, 2026

Therefore, this decision becomes **effective at 5 p.m., May 5, 2026.**