

**NOTICE OF FINAL DECISION
PLANNING DIRECTOR FILE NO. MIP-25-05**

On March 13, 2026, the West Linn Planning Director approved a request by Dave Spitzer for a 612 square foot enlargement of a non-conforming single-family residence containing a conforming use located at 4685 Riverview Avenue. The decision was based on the facts, findings, and conclusions found in the record.

The Planning Director Decision and application are posted on the City's website, <https://westlinnoregon.gov/projects>. Alternatively, the Final Decision, 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.

Persons who have established standing in this matter may appeal this decision to the West Linn City Council 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 – Proof 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.

Any questions should be directed to Aaron Gudelj, Associate Planner, City Hall, 22500 Salamo Road, West Linn, OR 97068, 503-742-6057.

This decision shall become effective at 5:00 p.m. on the fourteenth day from the date of mailing this Notice of Final Decision, unless it is appealed.

Mailed March 13, 2026

Therefore, this decision becomes **effective at 5 p.m., March 27, 2026.**

Scan this QR Code to go to Project Web Page:

