



## LAND USE PRE-APPLICATION CONFERENCE

Wednesday, September 16, 2020

11:00 am

Webex

**Project:** Addition to a skilled nursing facility. No changes to parking, number of beds, or other site criteria

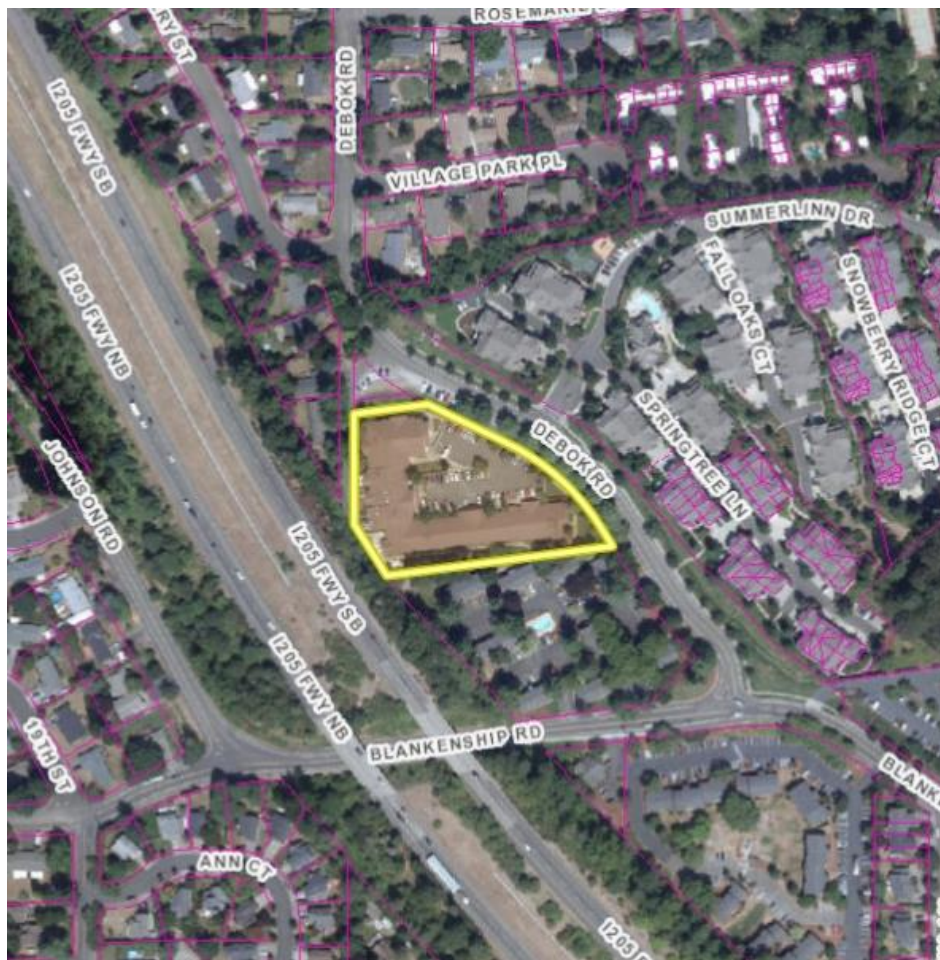
**Applicant:** Robin Scholetzky

**Site Address:** 2330 Debok Road

**Neighborhood Assn:** Willamette

**Planner:** [Chris Myers](#)

**Project #:** PA-20-08





CITY OF

West Linn

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068  
Telephone 503.742.6060 • Fax 503.742.8655 • westlinnoregon.gov

### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	9/16/20	TIME: 11:00 am
		PROJECT #: PA-20-08
STAFF CONTACT:	Chris Myers cmyers@westlinnogregon.gov	FEE: \$350

Pre-application conferences occur on the first and third Wednesdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted by 4:00pm at least **15** days before the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 2330 Debok Road, West Linn

Brief Description of Proposal: \_\_\_\_\_

Addition to existing skilled nursing facility. No changes to parking area, number of beds or other site capacity criteria.

Applicant's Name: Robin Scholetzky, UrbanLens Planning

Mailing Address: 3439 SE Hawthorne

Phone No: ( ) 971-706-8720 Email Address: robin@urbanlensplanning.net

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

Please list any questions or issues that you may have for city staff regarding your proposal:

See attached

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Property owner's signature

Received 9/2/20  
by LS

Date

9/2/20

1800 Blankenship Road, #475, West Linn Oregon 97068

Property owner's printed name and mailing address  
(if different from above)

## Memorandum

**To:** City of West Linn, Planning  
**From:** Robin Scholetzky, Principal, UrbanLens Planning  
**Date:** September 2, 2020  
**Re:** Rose Linn Care Center PreApplication Statement

This Memorandum provides an overview of the land use issues associated with the remodeling associated with the Rose Linn Care Center. Based on our review of the code, this application is a Class I Design Review Application for review by the City of West Linn.

### Site Information

Address: 2330 Debok Road Oregon  
Taxlot ID #: 21E35BC03000  
2.32 acres/101,059 square feet

### Project Summary

A remodel to an existing skilled nursing facility resulting in an addition of 2,534 SF (4.37% of the total) square feet as part of the ground floor. There will be a net zero change in the total number of beds as a result of converting some existing 3-bed units into singles and doubles. Total bed count will remain at 71. No changes to parking or site circulation and all operations will remain as-is, without changes to staffing or programming.

### Site History

This project was originally approved through CU 98-05/DR 98-19. The project received approval to expand the facility from 62 to 71 beds and construct an assisted nursing facility for 44 beds. (115 beds total). Conditions of approval focused on stormwater facilities and site improvements.

In 2019, the site received approval via MP 18-03 to rectify a mapping error and consolidate the two underlying parcels into one.

### Comprehensive Plan designation/Zoning classification

Comprehensive Plan is Low Density Residential/Zoning is R4.5

### Street Designations/Jurisdiction

Site has access from Debok Road, a local street; Site is also adjacent to Interstate 205, but does not have access or direct frontage.

### Summary of Issues for PreApplication Conference

- No changes to the parking area and site circulation are being proposed; if the existing parking areas were not in compliance with current code, would this proposal trigger any on-site landscaping or stormwater improvements for the site?
- We will be removing a few trees as a result of the addition; what are the standards for tree removal in the City?
- Can the City confirm that this is a non-residential land use category for the purposes of Landscaping percentages (20%)?
- Can the City confirm that 55.100.E, Outdoor Space requirement is not applicable, as State facilities such as this have their own outdoor area requirement?
- Can the City confirm that 55.100. O, Garbage and Recycling is not applicable as no changes to capacity are being proposed with this application.
- Are there any other issues that the City sees as part of these preliminary plans?







38 NW DAVIS STREET, SUITE 300  
PORTLAND, OR 97209  
T. 503.245.7100

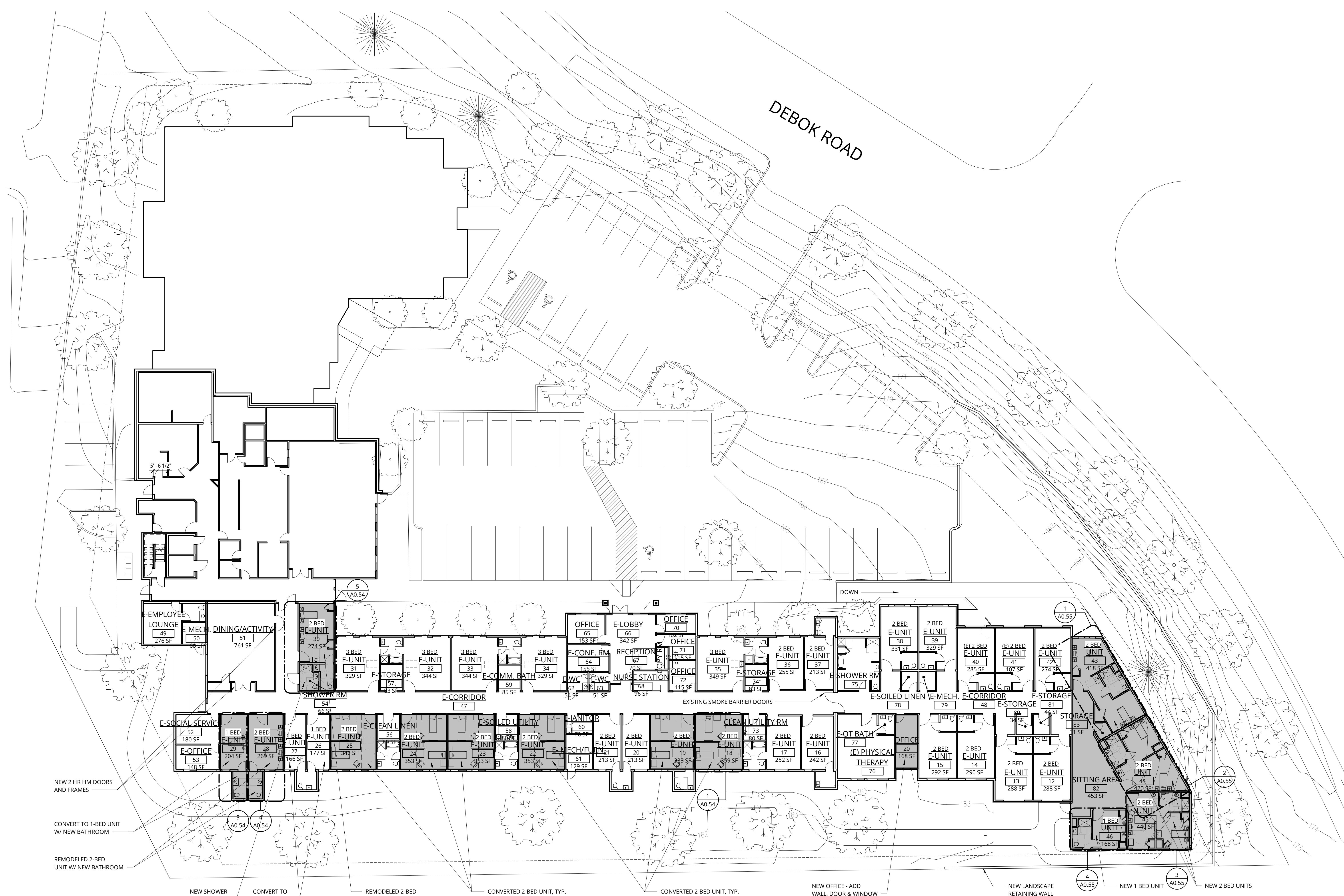
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1014 HOWARD STREET  
SAN FRANCISCO, CA 94103  
T. 415.252.7063  
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**ROSE LINN CARE CENTER ADDITION**  
2330 Debok Rd., West Linn, OR 97068

BENICIA SENIOR LIVING

9/1/2020 8:59:09 PM  
C:\Bent Projects\2023160-20-Rose Linn Care Center Addition\2023160-20-Rose Linn Care Center Addition.dgn



**1 LEVEL 1 SNF WING ADDITION**  
A2.01 | 1/16" = 1'-0"

**EXISTING UNIT MIX**

TYPE	UNITS	BEDS
TWO BEDROOM	19	38
THREE BEDROOM	11	33
<b>TOTAL</b>	<b>30</b>	<b>71</b>

**NEW UNIT MIX**

TYPE	UNITS	BEDS
ONE BEDROOM	4	4
TWO BEDROOM	26	52
THREE BEDROOM	5	15
<b>TOTAL</b>	<b>35</b>	<b>71</b>

**LEGEND**

AREA OF REMODEL/ADDITION

**GENERAL NOTES - FLOOR PLANS**

- DIMENSIONS ARE TO GRIDLINE. FACE OF (FO) CONCRETE, FO MASONRY, FO FRAMING AT EXTERIOR WALLS, FACE OF STUD AT PARTITIONS, CL OF DOORS AND WINDOW OPENINGS, UNO.
- REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO. COORDINATE WITH STRUCTURAL DRAWINGS.
- SEE SHEETS A2.00a - A2.00b FOR WALL ASSEMBLIES, SHEET A2.00c FOR FLOOR ASSEMBLIES. REFER TO ASSEMBLIES BOOK FOR FIRESTOPPING PENETRATION DETAILS.
- REFER TO STRUCTURAL DRAWINGS FOR COLUMNS, SHEAR WALL AND BEAM SIZES.
- REFERENCE SHEETS A5.01 AND A5.02 FOR FIXTURE CLEARANCES. ALL CLEARANCES ARE 30" X 48", 5'-0" DIA TURNING CIRCLE, OR 5'-0" T-TURN UNO. ALL CLEARANCES MAY OVERLAP EACH OTHER AND THE DOOR SWING.  
**EXCEPT 30" X 48" OUTSIDE THE SWING OF THE DOOR.**
- PROVIDE 40" MIN CLEAR SPACE BETWEEN ALL OPPOSING COUNTERS, CABINETS, WALLS, AND APPLIANCE FACES. CONTRACTOR WILL VERIFY CLEARANCE REQUIREMENTS FOR APPLIANCES, PLUMBING FIXTURES, AND BUILT-INS PRIOR TO FRAMING.
- CLOSET DOORS AND OPENINGS ARE CENTERED ON THE CLOSET WALL UNO. DEPTH MAXIMUM INSIDE OF CLOSET IS 24" UNO.
- ALL CLOSETS INCLUDE ROD AND SHELF UNO. ALL FULLY ACCESSIBLE UNITS TO MEET ADAAG REACH REQUIREMENTS BY PROVIDING HALF THE CLOSET WITH A DOUBLE ROD SYSTEM MOUNTED BELOW 48" AFF.
- INSIDE FINISH DOOR FRAMES AND JAMBS ARE 4" ADJACENT PERPENDICULAR WALLS AT HINGE SIDE, UNO. SEE SHEET A4.02 DOOR AND FRAME SCHEDULE. SEE DOOR JAMB SETTING REQUIREMENTS.
- ALL WOOD IN CONTACT WITH CONCRETE SHOULD BE PRESSURE TREATED OR TREATED WITH BORATE. REFER TO PROJECT MANUAL.
- PROVIDE BACKING / BLOCKING FOR GRAB BARS AND SHOWER SEATS PER A5.01 AND A5.02. PROVIDE BLOCKING FOR GRAB BARS APPLIES TO EVERY UNIT. ALL TOILETS, TUBS, AND SHOWERS IN THE PROJECT SCOPE. IN ADDITION, PROVIDE BLOCKING AT EVERY SHOWER FOR SHOWER SEAT. GRAB BARS AND SHOWER SEATS ARE INSTALLED IN COMMON USE RESTROOMS, ACCESSIBLE, AND ADA UNITS.
- SEE A5.02 FOR MOUNTING HEIGHTS. HEIGHT FOR PROTRUDING OBJECTS, SUCH AS FIRE EXTINGUISHER CABINETS, CANNOT BE MOUNTED AT HEIGHTS TO AVOID A PROTRUDING OBJECT.
- SEE FIRE / LIFE SAFETY DRAWINGS ON SHEETS A0.11-A0.14 FOR LOCATIONS AND QUANTITIES OF FIRE EXTINGUISHERS AND EXIT SIGNAGE. COORDINATE EXACT LOCATIONS AND WITH FIRE MARSHALL.
- FIRE PROTECTION ENGINEER TO LOCATE PULL BOXES PER IBC 907.2.
- PROVIDE TACTILE EXIT SIGNS STATING "EXIT" AND COMPLYING WITH ICC A117.1 AT EACH DOOR TO AN EGRESS STAIRWAY AND EXIT DISCHARGE.
- IN ALL COMMON SPACES AND UNITS, ALL LIGHTING CONTROLS, ELECTRICAL PANEL BOARDS, ELECTRICAL SWITCHES, RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, APPLIANCE CONTROLS, OPERATING HARDWARE FOR OPERABLE WINDOWS, PLUMBING FIXTURE CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL BE MOUNTED BETWEEN 15-INCHES AND 48-INCHES ABOVE FINISH FLOOR TO THE HIGHEST OPERABLE PART WITH CLEAR FLOOR SPACE IN FRONT OF THEM, UNLESS OTHER CLEAR FLOOR SPACE IS INDICATED.**
- FOR UNOBSTRUCTED FORWARD REACH IN ALL FULLY ACCESSIBLE UNITS, THE REACH RANGE IS BETWEEN 15-INCHES AND 48-INCHES FOR LIGHTING CONTROLS, ELECTRICAL SWITCHES, RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS. 44" TO THE TOP OF THE BOX IS ACCEPTABLE IN COMMON USE, AND KITCHENS WHEN ELECTRICAL IS INSTALLED OVER COUNTERTOPS. IN UNIT BATHROOMS WHERE THE REACH RANGE DOES NOT EXCEED 24", THE MOUNTING HEIGHT CAN BE 46" AFF MAX. SEE SHEETS A5.01 - A5.02 FOR DIAGRAMS.**
- AT EXTERIOR ENTRIES, FLOOR SURFACE WITHIN MANEUVERING CLEARANCES FOR DOORS HAVE A SLOPE LESS THAN 1:48. THE SURFACE IS FIRM, STABLE AND SLIP RESISTANT. ACCESSIBLE RAMPS NOT TO EXCEED A MAXIMUM RUNNING SLOPE OF 8:33% AND CROSS SLOPE OF 2%.
- NOTES TO "ALIGN" ARE TO FACE OF FINISH, UNO.
- HANDRAIL/CHAIR RAIL COMBINATION SHOWN IN DRAWINGS. ON OPPOSITE SIDE OF CORRIDOR PROVIDE CHAIR RAIL. CHAIR RAIL TERMINATES AT BACK WALL OF EACH UNIT ENTRY.

REVISION	DATE	REASON FOR ISSUE

**LEVEL 1 FLOOR PLAN ADDITION**

**PRE-APPLICATION**

DATE 9/01/2020	REVISION
PROJECT NUMBER 203160	SHEET NUMBER A2.01
SCALE As indicated	