



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, October 19, 2023

**Willamette Room
City Hall
22500 Salamo Rd
West Linn**

10:00 am: Proposed Annexation to Construct a Memory Care Facility
Applicant: Ovidiu and Kelly Ragalie
Property Address: 1045 Rosemont Drive
Neighborhood Assn: Hidden Springs Neighborhood Association
Planner: Chris Myers **Project #:** PA-23-21





Pre-Application Conference Request

RECEIVED
Lynn Schroder, 10/2/2023, 5:10:05 PM

For Staff to Complete:			
PA	PA-23-21	Conference Date:	10/19/23
Staff Contact:	Chris Myers	Time:	10:00am
		Fee:	\$1,200

Pre-application conferences are held on the first and third Thursdays of the month between 9:00 am and 1:00 pm. Appointments must be made by 5:00 pm, 15 days before the meeting date. The applicant has a choice of an in-person or virtual meeting. To schedule a conference, submit this form, a site plan, and accompanying materials through the Submit a Land Use Application web page. The City will contact you to collect payment. Pre-application notes are valid for 18 months.

Property Owner Information

Name: *Ovidin & Kelly Ragalie*
Email: *KRAGALIE@GMAIL.COM*
Phone #: *503 998 4441*
Address: *4030 SW Borland Rd. Tualatin OR 97062*

Applicant Information

Name: *Ovidin & Kelly Ragalie*
Email: *Kragalie@gmail.com*
Phone #: *503 998 4441*
Address: *1045 Rosemont Rd. West Linn OR 97062*

Address of Subject Property (or tax lot): **1045 Rosemont RD**

REQUIRED ATTACHMENTS:

- A project narrative with a detailed description of the proposed project. Briefly describe the physical context of the site.
- A list of questions or issues the applicant would like the City to address.
- A dimensional site plan that shows:
 - North arrow and scale
 - Location of existing trees (a tree survey is highly recommended)
 - Streets Abutting the property and width of right of way
 - Location of creeks and/or wetlands (a wetland delineation is highly recommended)
 - Property Dimensions, existing buildings, and building setbacks
 - Slope map (if slope is 25% or more) *N/A*
 - Location of existing utilities (water, sewer, etc.)
 - Conceptual layout, design, proposed buildings, building elevations, and setbacks
- Location of all easements (access, utility, etc.) *n/a*
- Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building), if applicable
- Location of existing and proposed access and driveways. Include the proposed circulation system for vehicles, pedestrians, and bicycles, if applicable.
- Proposed stormwater detention system with topographic contours *?*

I certify that I am the owner or authorized agent of the owner:

APPLICANT:

DATE: *10/2/23*

The undersigned property owner authorizes the requested conference and grants city staff the **right of entry** onto the property to review the application.

PROPERTY OWNER:

DATE: *10/2/23*

We seek to explore the viability of integrating our project into the city of West Linn, driven by the mission to establish a high-end senior nursing care memory facility. Our objective is to offer comprehensive, long-term care for the elderly population residing in Westland and the neighboring regions. We are committed to ensuring that this facility becomes an invaluable community asset, contributing to the multi-generational quality of life for West Linn families.

Our proposal entails the construction of one three-story structure, accommodating 60 beds. We are deeply committed to architectural aesthetics that harmonize with the character of the surrounding neighborhoods. The property in question is situated in close proximity to Truly Primary School on three sides and is prominently located along Rosemont Road, a vital thoroughfare within the West Linn community.

We acknowledge the presence of an environmental overlay designating a potential wetland area in the vicinity. Our intention is to collaborate closely with Clackamas County and City of West Linn authorities to implement effective mitigation strategies, minimizing any adverse impact on the environment. Our architectural design aims to provide residents of the facility with an opportunity to embrace and appreciate the natural surroundings and landscape.

In sum, our vision is to create a facility that not only addresses the pressing need for senior care but also enhances the beauty and livability of West Linn, while responsibly managing any environmental considerations. We are eager to engage in constructive discussions with local government and authorities to make this vision a reality.

1045 S Rosemont Rd. Proposed Project:

Questions we would like to have answered:

Is achieving a zoning of R2.1 or R4.5 feasible?

What conditions might the City of West Linn put in place that might stop this from moving forward?

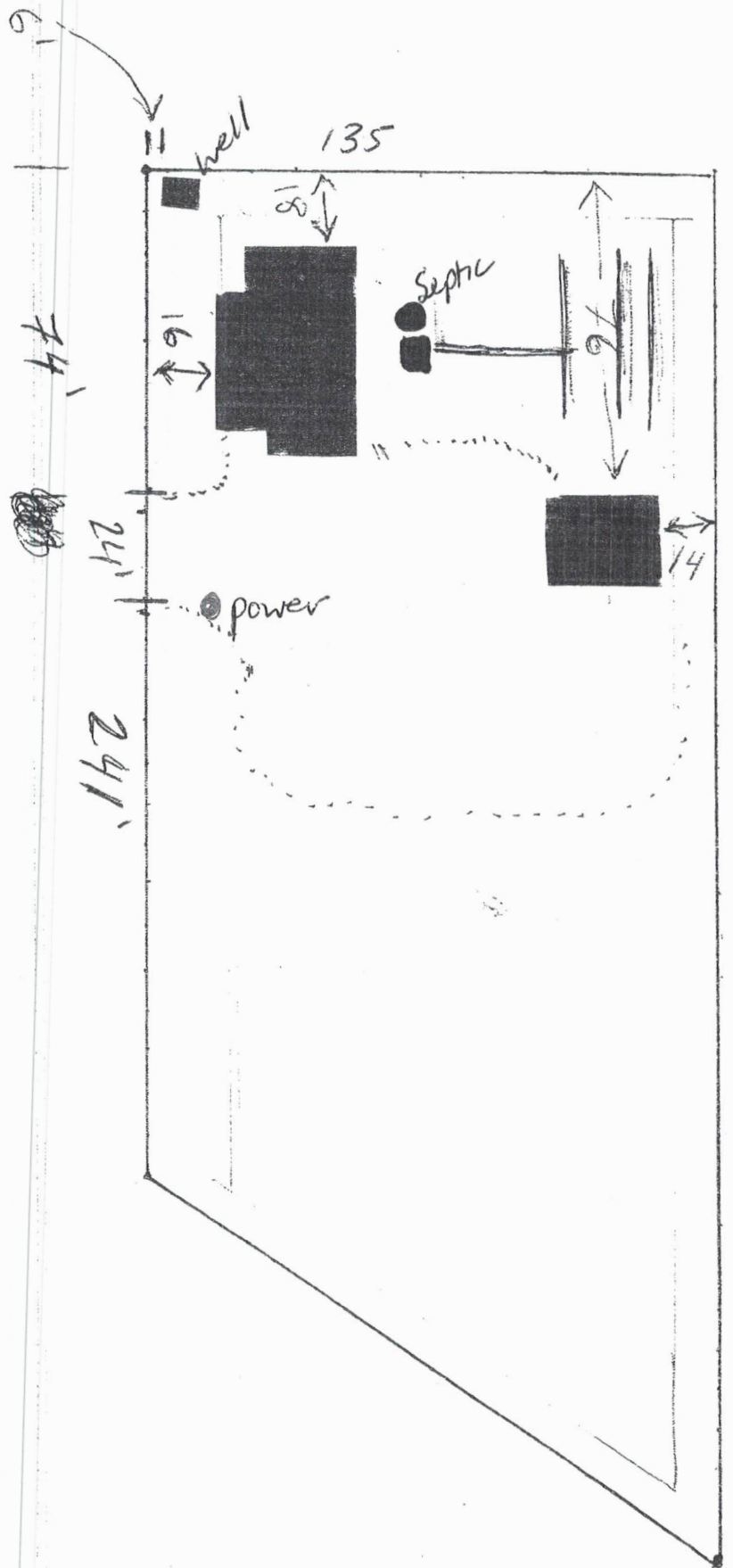
What can we plan for or try to mitigate in the process?

If R4.5 is achievable, what is the conditional use permitting process?

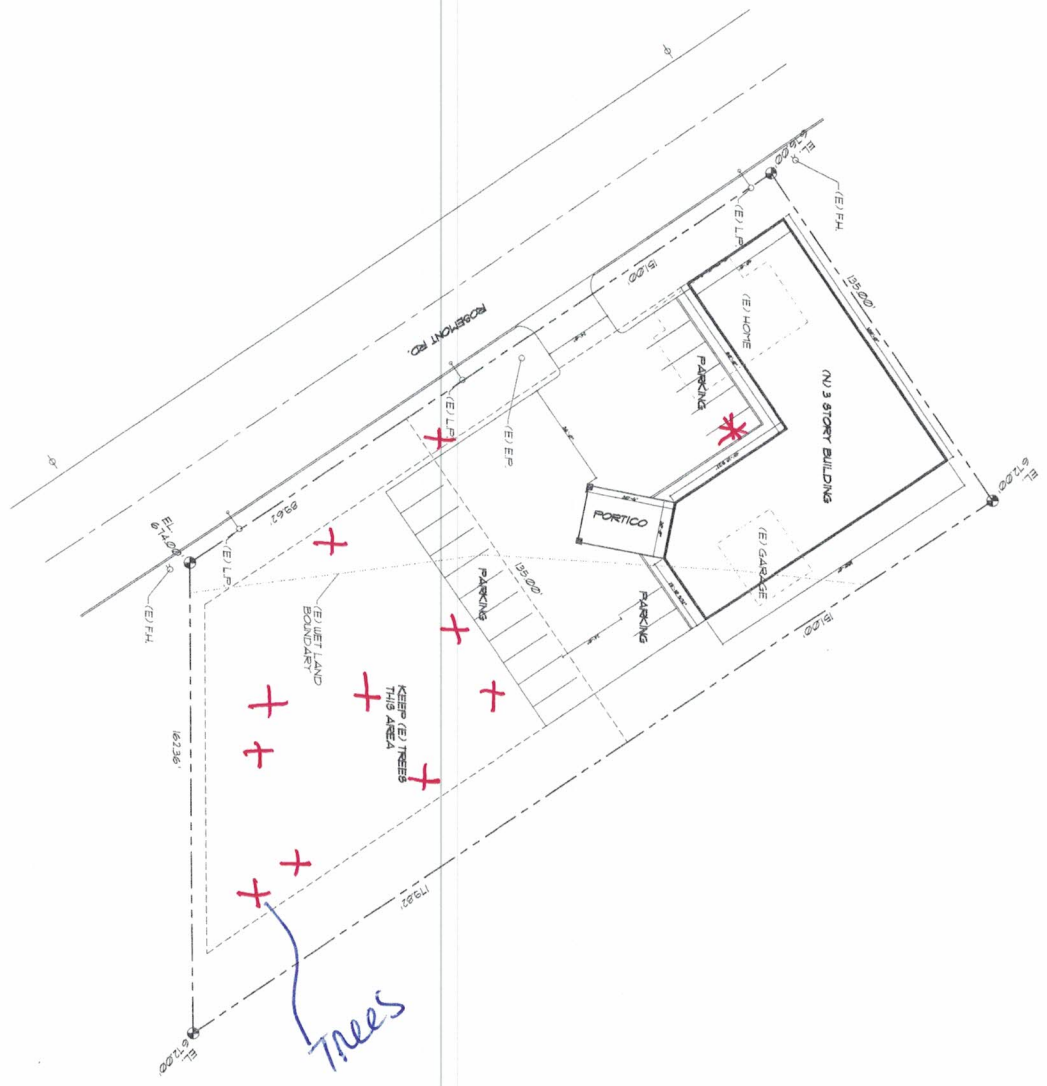
What would be the potential concerns might the city have with this structure on this property?

What kind of parking, driveway, safety access may be needed/required?

Existing
Structures, utilities



PROPOSED



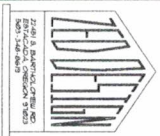
1645 S. ROBERTSON RD
 TMS LOT 17E00
 CITY OF WEST LINN
 CLATSOP COUNTY
 STATE OF OREGON

NOTE:
 ALL DIMENSIONS SHOWN ARE APPROXIMATE
 AND INTEND TO SHOW GENERAL LAYOUT
 AND FIELD CONDITIONS



SITE PLAN

SCALE: 1" = 20'

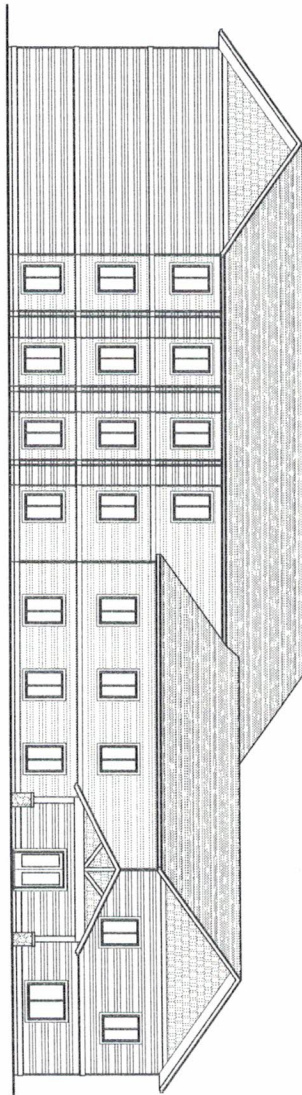


TITLE:
SITE PLAN
 PROJECT:
MEMORY CARE FACILITY
 OWNER:
OVI REGALIE

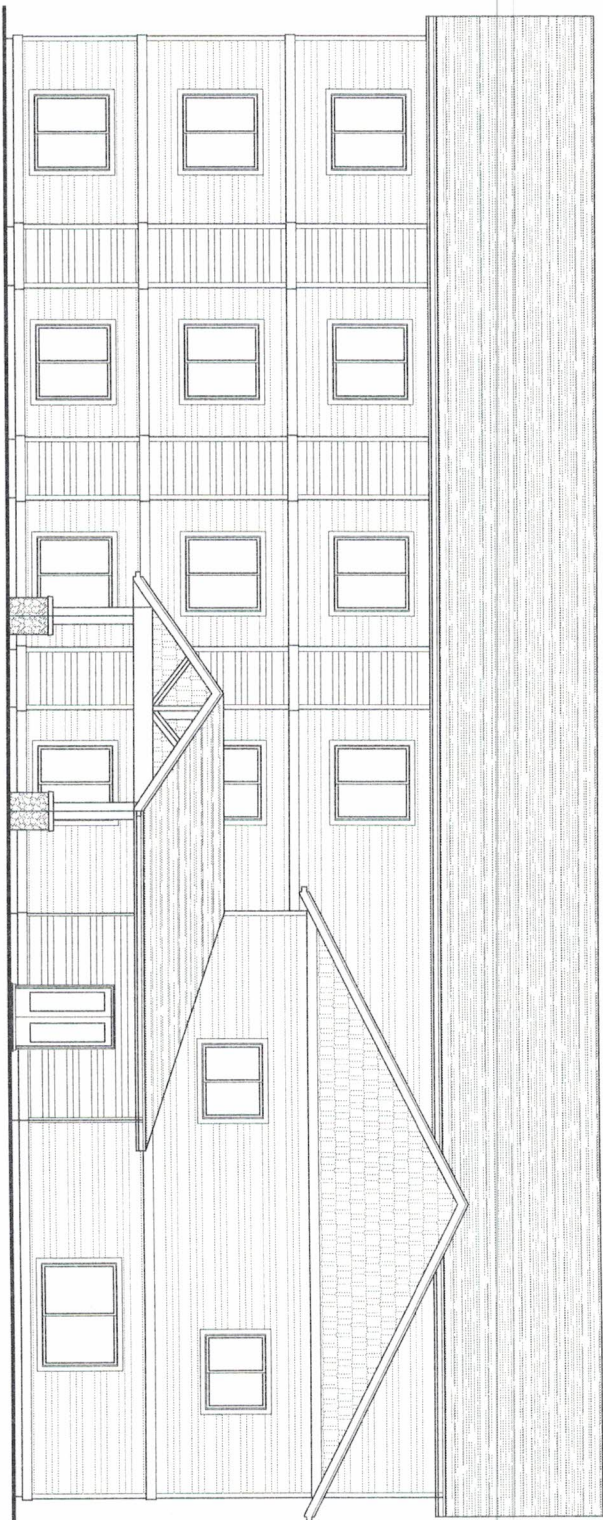
DATE:
 SEPTEMBER 26, 2013
 PROJECT NO:
 23-100-177
 REVISIONS:

NO. **S**
 OF ONE

PROPOSED

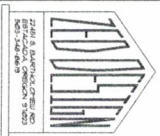


ISOMETRIC ELEVATION
SCALE: 1/8" = 1'-0"



ELEVATION
SCALE: 1/4" = 1'-0"

THE DESIGNER ASSURES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE TO CHECK THE PLANS, SPECIFICATIONS AND ALL OTHER DOCUMENTS FOR DISCREPANCIES PRIOR TO CONSTRUCTION. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN ADDITIONAL CONTRACT DOCUMENTS.



ZED PLAN
2200 S. BAYVIEW STREET, SUITE 100
DENVER, CO 80222
TEL: 303.733.8888

1045 S. ROSEMONT RD

TITLE: EXTERIOR ELEVATIONS
PROJECT: MEMORY CARE FACILITY
OWNER: OVI REGALIE

DATE: SEPTEMBER 26, 2013
PROJECT NO: 23-100-121
REVISIONS:

NO: 1
OF FIVE

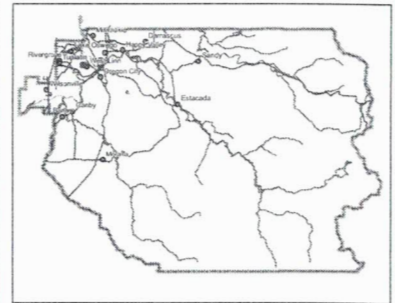
2 1 E 23CD
 SUPPLEMENTAL 2
 WEST LINN
 SUPPLEMENTAL MAP NO. 2
 S.E. 1/4 S W 1/4 SEC 23 T 2S R 1E. W.M.
 CLACKAMAS COUNTY
 1" = 100'

Cancelled Taxlots

12400
 12402
 12700
 12800



- Parcel Boundary
- - - Private Road ROW
- - - Historical Boundary
- - - Railroad Centerline
- TaxCodeLines
- ☒ Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- - - DLC Line
- - - Meander Line
- - - PLSS Section Line
- ⊕ Historic Corridor 40'
- ⊕ Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
 PURPOSES ONLY



2 1 E 23CD
 SUPPLEMENTAL 2
 WEST LINN

9/27/2018

1045 Rosemont Rd
West Linn, OR 97068, Clackamas County

