

WEST LINN PLANNING COMMISSION

FINAL DECISION AND ORDER

CUP-21-01/DR-21-01

IN THE MATTER OF AN ALTERATION TO A CONDITIONAL USE PERMIT AND A CLASS I DESIGN REVIEW FOR AN ADDITION TO A SKILLED NURSING FACILITY AT 2330 DEBOK ROAD

I. Overview

At its meeting on October 6, 2021 the Planning Commission (Commission) opened the public hearing to consider the request by Terri Waldroff, Owner, Rose Linn Care Center, for an addition/remodel of the Rose Linn Care Facility of approximately 2,756 square feet. The addition will not increase the number of beds, rather it will allow for the care facility to spread patients out by converting three-bed units into single and double bed units. Total bed count will remain the same. The proposal does not call for any exterior improvements beyond the addition and all operations will remain as-is. No changes to staffing or programming are proposed. The approval criteria for this proposal are Community Development code (CDC) Chapters 14, 44, 46, 55, 60, 75, 92, and 99. The hearing was conducted pursuant to the provisions of CDC Chapter 99.170.

The October 6, 2021 hearing commenced with a staff report presented by Chris Myers, Associate Planner. Teri Waldrof introduced the application as the applicant. Mark Miller, Architect, presented on the applicant's behalf. No written or in-person testimony was submitted for this application.

The Commission discussed details of the application including the design of the facility, the need for the expansion/remodel, and the benefit to the residents. No further questions were asked of staff or applicant. The public hearing was closed and deliberations began. Commissioner King moved to approve the application as presented and Commissioner Pellett seconded. The application was approved with a 7-0 vote.

II. The Record

The record was finalized at the October 6, 2021 public hearing.

Findings of Fact

- 1) The Overview set forth above is true and correct.
- 2) The applicant is Teri Waldrof/Rose Linn Care Center.
- 3) The Commission finds that it has received all information necessary to make a decision based on the Staff Report and attached findings; public comment; and the evidence in the whole record.

III. Findings

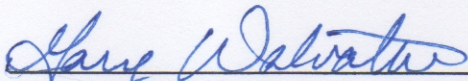
The Commission adopts the Staff Report for October 6, 2021, with attachments, as its findings, which are incorporated by this reference with four conditions of approval. The Commission

concludes that all of the required approval criteria are met subject to the following conditions of approval:

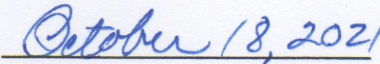
1. **Site Plans.** With the exception of modifications required by these conditions, the project shall substantially conform to all Tentative Plan Sheets.
2. **Engineering Standards.** All public improvements and facilities associated with the approved site design, including but not limited to street improvements, driveway approaches, curb cuts, utilities, grading, onsite and offsite stormwater, street lighting, easements, easement locations, and connections for future extension of utilities are subject to conformance with the City Municipal Code and Community Development Code. These must be designed, constructed, and completed prior to the issuance of occupancy permits for each phase of the project.
3. **Storage in Parking.** Prior to issuance of certificate of occupancy, the applicant must remove the storage "PODS" and clear all loose equipment out of the parking spaces. All 58 parking spaces must be clear for parking at all times.
4. **Loading Dock/Emergency Vehicle Turnaround.** Prior to issuance of Certificate of Occupancy, the loading dock and emergency vehicle turnaround must be clear of cars, refuse bins, storage units, and any other hindrances to access. The loading dock must be kept clear at all times and must not be used as additional parking.

IV. Order

The Commission concludes that **CUP-21-01/DR-21-01** is approved based on the Record, Findings of Fact and Findings above.



Gary Walvatne, CHAIR
WEST LINN PLANNING COMMISSION



DATE

This decision may be appealed to the City Council pursuant to the provisions of Chapter 99 of the Community Development Code and any other applicable rules and statutes. This decision will become effective 14 days from the date of mailing of this final decision as identified below.

Mailed this 20 day of October, 2021.

Therefore, this decision becomes effective at 5 p.m., November 3, 2021.