



Staff Report

To: Planning Commission

Through: Chris Kerr, Community Development Director *C.K.*

From: Dan Handel, AICP, Associate Planner

Meeting Date: October 24, 2019 (Prepared October 17, 2019)

Item: 105 Arney Road Suite 130 "Salem Health Woodburn Clinic" (MOC 2019-01)

Tax Lot: 052W12BC06600

Issue before the Planning Commission

A request to modify a condition of approval to allow the Salem Health Woodburn Clinic to retain their temporary modular clinic until the permanent clinic is ready to receive patients.

Executive Summary

In June 2018, the Planning Commission approved development of a 2-story health clinic on the subject property as part of DR 2018-03 & VAR 2018-01. Separately, building permit B18-034 was issued for a temporary modular clinic that would be operational until construction of the permanent 2-story clinic was completed. A condition of approval for DR 2018-03 requires the modular clinic to be removed prior to issuance of Certificate of Occupancy.

The applicant now wants to keep the modular clinic open until the permanent clinic opens. Following the opening of the permanent clinic, the modular clinic will be removed and site improvements will be completed in accordance with the approved plans.

Please find attached the approved site plans, which indicate various parking lot and landscaping improvements where the modular clinic currently stands. Additionally attached is the applicant's narrative letter regarding this proposed modification of conditions.



Temporary modular clinic to be removed.

Recommendation

Approval with condition: Staff recommends that the Planning Commission consider the staff report and attachments and approve the application with the recommended condition below.

Conditions of Approval

Modification of Conditions

MOC-1. Modular clinic removal: No later than 45 days after first patient use of the permanent clinic facility (Pad F, Suite 130), the applicant shall decommission and remove the modular clinic (Pad D, Suite 120) and complete site improvements in substantial conformance with the approved plans.

This condition modifies Condition D2-PW/F of the approval for DR 2018-03 & VAR 2018-01. All other conditions of approval associated with the application package remain in full effect.

Actions

After reviewing the application and hearing all testimony, the Planning Commission may:

1. Approve per staff recommendations,
2. Approve with a modified condition, or
3. Deny, based on WDO criteria or other City provisions.

If the Planning Commission were to act upon the recommendation, staff would prepare a final decision for approval with the condition that staff recommends.

Attachment List

101. Approved Site Plans (2 Sheets)
102. Analyses & Findings
103. Application Narrative and its attachments (3 sheets)

NOT FOR CONSTRUCTION

SALEM HEALTH MEDICAL CLINIC - WOODBURN

Job Number: 17077
 105 ARNEY ROAD
 WOODBURN, OR 97071

GENERAL SHEET NOTES

- A. SEE CIVIL, LANDSCAPE, ELECTRICAL, MECHANICAL, PLUMBING FOR ADDITIONAL WORK NOT INDICATED ON THIS DRAWING.
- B. PLAN DRAWN USING PROJECT NORTH. REFER TO SURVEY FOR TRUE NORTH. REFER TO CIVIL FOR TOP OF PAVING ELEVATIONS.
- C.

LEGEND

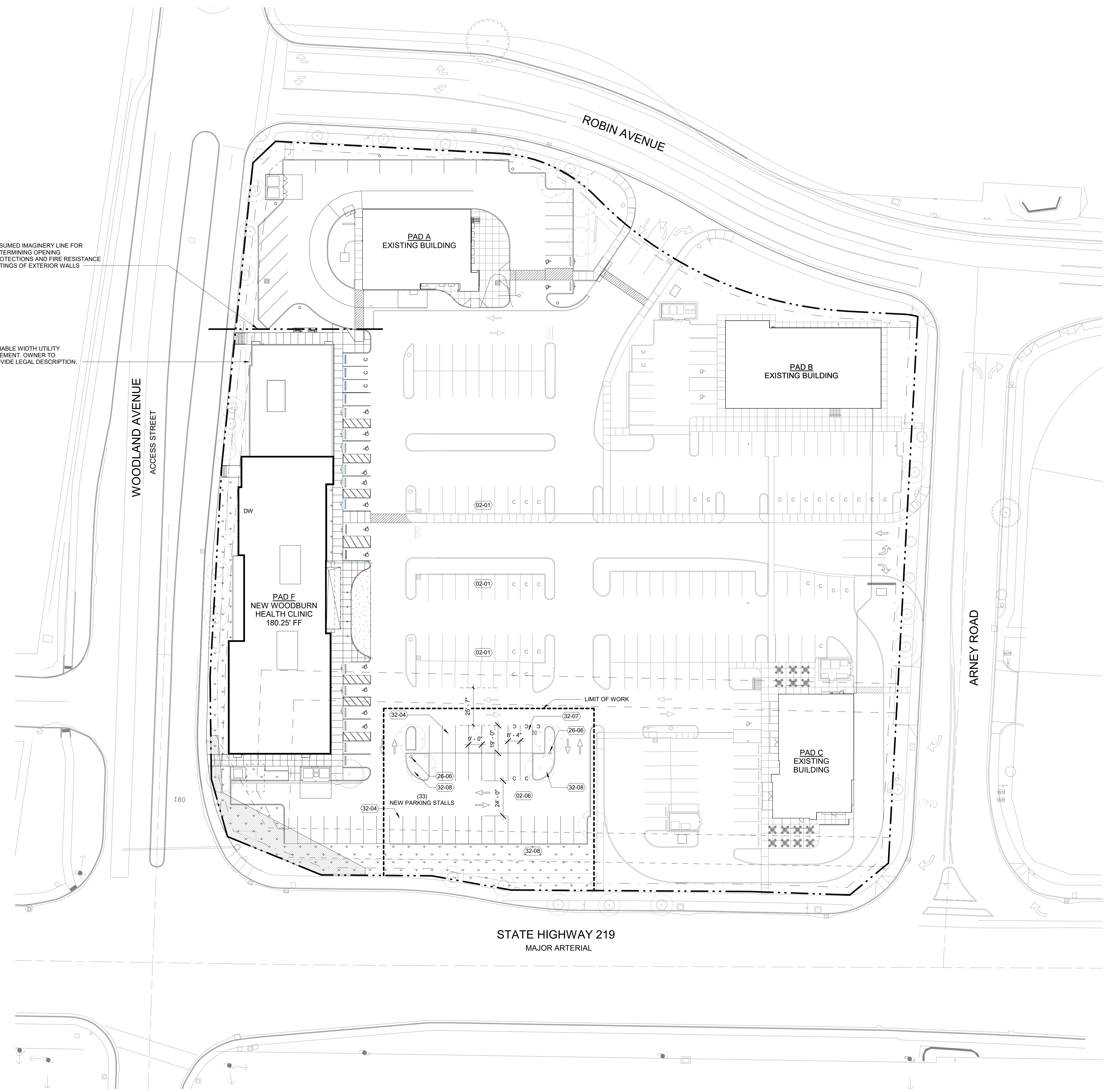
- PROPERTY BOUNDARY
- - - SETBACK
- - - EXISTING EASEMENT
- - - R.O.W CENTERLINE
- - - 8' WIDE ACCESSIBLE PATH OF EGRESS TO PUBLIC WAY
- ▨ VISION CLEARANCE AREA
- ▨ LANDSCAPE AREA. REFER TO LANDSCAPE PLANS

KEYNOTES

- 02-01 EXISTING PARKING
- 02-06 EXISTING BLDG REMOVED BY OWNER. CONTRACTOR RESPONSIBLE FOR DEMOLITION, UTILITY RELOCATION, PREP FOR PARKING, AND LANDSCAPE.
- 26-06 (N) POLE LIGHT TO MATCH EXISTING
- 32-04 TYP 9' X 19' PARKING STALL
- 32-07 8'-4" X 19' COMPACT PARKING STALL
- 32-08 LANDSCAPING. REFER TO LANDSCAPE DRAWINGS

PARKING SUMMARY

PAD	TOTAL SF	PARKING RATIO	PARKING REQ'D
PAD A: DRIVE THRU AND RETAIL	4000 SF	1 SPACE: 200 SF	20 SPACES
PAD B: DRIVE THRU	6000 SF	1 SPACE: 200 SF	30 SPACES
PAD C: DRIVE THRU	1550 SF	1 SPACE: 200 SF	9.75 SPACES
PAD C: SIT DOWN RESTAURANT	2300 SF	1 SPACE: 200 SF	11.50 SPACES
PAD D: PARKING	30,580 SF	1 SPACE: 250 SF	122.32 SPACES
PAD EF: HEALTH CLINIC			
TOTAL SPACES REQUIRED			193.5 SPACES OR 194 SPACES
TOTAL SPACES SHOWN			245 SPACES (51 > TOTAL REQ'D)



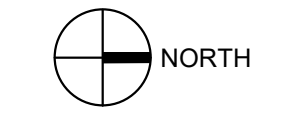
ASSUMED IMAGINARY LINE FOR DETERMINING OPENING PROTECTIONS AND FIRE RESISTANCE RATINGS OF EXTERIOR WALLS

VARIABLE WIDTH UTILITY EASEMENT. OWNER TO PROVIDE LEGAL DESCRIPTION.

WOODLAND AVENUE
ACCESS STREET

ARNEY ROAD

STATE HIGHWAY 219
MAJOR ARTERIAL



THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND NOT TO BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ATTACHMENT 101

OHA SD REVIEW MAY 10, 2018
 PERMIT & BID SET 07.02.2018

ISSUE DATE

Drawing:
ARCHITECTURAL SITE PLAN - ADTT'L PARKING

Sheet No:
A1.02

Analyses & Findings

This attachment to the staff report analyzes the application materials and finds through statements how the application materials relate to and meet applicable provisions such as criteria, requirements, and standards. They confirm that a given standard is met, or if not met, they call attention to it, suggest a remedy, and have a corresponding recommended condition of approval. Symbols aid locating and understanding categories of findings:

<i>Symbol</i>	<i>Category</i>	<i>Indication</i>
✓	Requirement (or guideline) met	No action needed
✗	Requirement (or guideline) not met	Correction needed

Section references are to the Woodburn Development Ordinance (WDO).

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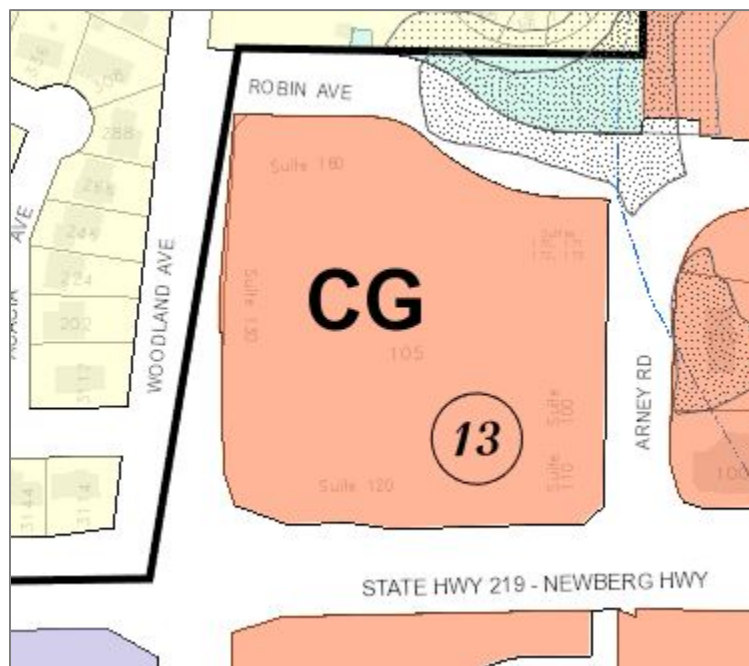
Location

Address	105 Arney Road Suite 130 (Pad F)
Tax Lots	052W12BC06600
Nearest intersection	Newberg Highway and Woodland Avenue

Land Use & Zoning

Comprehensive Plan Land Use Designation	Commercial
Zoning District	Commercial General (CG)
Overlay District(s)	Interchange Management Area (IMA)
Existing Use(s)	Commercial Retail, Restaurant & Drinking Places

For context, zoning classifications for the subject and adjacent properties are illustrated below:



Zoning Map Excerpt

Statutory Dates

Application Completeness	September 13, 2019
120-Day Final Decision Deadline	January 11, 2020 per Oregon Revised Statutes (ORS) 227.178 .

Modification of Conditions Provisions

4.02.07 Modification of Conditions

Any request to modify a condition of approval is to be considered pursuant to the procedure and the standards and criteria applicable to a new application of the type of permit or zone change that is proposed to be amended, except that the modification of a condition limiting the use of property may only be considered as a Type IV Official Zoning Map Change application.

The application is being processing following the procedures of the original decision: Type III.

✓ The requirement is met.

Recommended Condition of Approval

Staff recommends approval of the application based on the findings submitted by the applicant, which are incorporated by this reference, the supplementary staff findings in the staff report and attachments, as well as applying the following condition of approval:

Modification of Conditions

MOC-1. Modular clinic removal: No later than 45 days after first patient use of the permanent clinic facility (Pad F, Suite 130), the applicant shall decommission and remove the modular clinic (Pad D, Suite 120) and complete site improvements in substantial conformance with the approved plans.

This condition modifies Condition D2-PW/F of the approval for DR 2018-03 & VAR 2018-01. All other conditions of approval associated with the application package remain in full effect.

Notes to the Applicant

The following are not conditions of approval, but are important notes for the applicant to be aware of and follow for the site development:

1. The applicant, not the city, is responsible for obtaining permits from any county, state and/or federal agencies, which may require approval or permit.
2. Staff recommends keeping a copy of the staff report and final decision for your records.



Modification of Conditions of Approval Narrative

Date: 8/20/2019

City of Woodburn, Planning Commission
Colin Cortes, Senior Planner
270 Montgomery Street
Woodburn, OR 97071

Applicant:

Salem Health Hospitals and Clinics,
Chip Addabbo, Owner representative;
Hope Friedman, Project Architect, Scott | Edwards Architecture

Landowner:

Master Development LLC

Project Name:

Salem Health Woodburn Clinic
File Number: DR 2018-03

Per the final staff report, dated July 2nd, 2018, condition D2-PW-F: speaks to the removal of the modular clinic and states that "the applicant may meet this condition after building permit application and issuance related to Pad F (Suite 130), but must meet it before issuance of certificate of occupancy". Salem Health is requesting a modification to the stated condition to allow the modular clinic to remain operational for patient care until the opening day for patients for the larger, permanent clinic (Pad F). This opening date will be after the certificate of occupancy is issued because it allows Salem Health to ready the building. Projected substantial completion of the building is October 31st, 2019 and the projected opening day for the permanent clinic is January 2nd, 2020. On the opening day of the permanent clinic, the modular building will be decommissioned and removed per the attached Change Order from Turner Construction. The subsequent modular site area will be developed as parking for the permanent clinic as proposed in applicant supplemental drawings per initial application and hearing date

Attached appendix drawings show proposed site plans with modular on site and subsequent removal and re-development of site area for parking as proposed with DR 2018-03 application and conditions of approval. Associated appendix documentation outlines the directive from Salem Health to Turner Construction to remove the modular building and build out the parking area per the proposed plans.

RECEIVED

AUG 21 2019

COMMUNITY DEVELOPMENT
DEPARTMENT



Turner Construction Company
 1155 SW Morrison Street, Suite 600
 Portland, OR 97205

July 22, 2019

Chip Addabbo
 Salem Health
 665 Winter Street Southeast
 Salem OR 97301-3934

Via: Hand Delivery

RE: Salem Health - Woodburn, Medical Clinic
 Project #181028
 Change Order Request Number COR - 018

Dear Chip:

We have finalized gathering all the required quotations for the following extra work: **EXT – Temp Clinic Decommissioning**. We have reviewed the proposals from the listed Subcontractors affected by this change and find them fair and reasonable. Please see the following summary of these costs:

PCO No.		Subcontractor	Description	Amount Proposed
61	010	Turner Construction	EXT – Temp Clinic Decommissioning Allowance	\$120,000.00

Direct Work Total: \$ 120,000.00
 Subguard on Changes: \$ 1,380.00
 Fee on Changes: \$ 2,461.00
 GL on Changes: \$ 1,443.00
 Builder's Risk on Changes: \$ 226.00
 Total: \$ 125,510.00

SCOPE SUMMARY

Excavator

- Decommissioning/removal of utilities from exterior of building back to main or perimeter of site (Sewer to main. Storm and Water to edge of site. The owner is open to suggestions on what is best to do here.)
- Removal of existing site work
- Excavate perimeter of temp clinic for removal (16" x 12" deep)
- Remove footings for structure
- Erosion control
- Install new catch basin and associated piping in new parking lot
- Prep for new parking lot
- Include an alternate price for additional mobilizations

Electrician

- Decommissioning of PGE power and site power (i.e. lighted bollards, trash enclosure light, irrigation control panel)
- Removal of lighted bollards (bollards to be turned over to Salem Health)



Turner Construction Company
1155 SW Morrison Street, Suite 600
Portland, OR 97205

Plumber

- Decommission plumbing under modular structure to outside of building

Site Concrete

- Additional curbing

Paving

- Additional paving, signage and striping

Landscaping

- Additional landscaping and irrigation
- Removal of backflow and irrigation controller (to be turned over to Salem Health or utilized on MOB)

Turner

- Removal of parking signs
- Removal of bike racks

Please return one (1) copy of this letter indicating your approval of this Change Order Request which **increases** our contract by **\$125,510.00 (One Hundred Twenty Five Thousand Five Hundred Ten Dollars and Zero Cents)**.

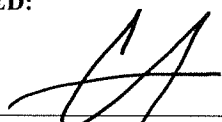
This approval authorizes us to proceed with the work associated with this change. Pricing will be reconciled and final COR to be submitted once finalized proposals are received from subcontractors.

Please feel free to contact me if you have any questions regarding this change.

Sincerely,

Andrew Stanton
Turner Construction Company

APPROVED:

By: 

Chip Addabbo, Salem Health

Date: **8.21.19**