

---

January 9, 2024

To: Lisa Ellsworth, Chair  
Woodburn Planning Commission

From: Dan Handel, Planner

Subject: Recommended modification to several conditions of approval for Salud Medical Center Renovation (DR 23-09, SA 23-07, & VAR 23-07)

---

After the staff report was prepared, the applicant requested modifications to the due date for several of the proposed conditions of approval because of logistical difficulties in phasing construction areas, maintaining building operations, and ensuring a safe construction site. City staff, in conjunction with the applicant, agreed to modifications to the following proposed conditions:

- Condition 5 outlines crosswalk maintenance work that the applicant must complete, and specifies such work is required prior to building permit issuance.
- Condition 7 outlines two required public utility easements that the applicant must grant to the City, and specifies these easements are due prior to building permit issuance.
- Condition 8 outlines street lighting requirements along the Mt Hood Ave frontage of the site, and requires such lighting be installed prior to building permit issuance.
- Public Works Condition 9 requires all public improvements be completed prior to building permit issuance.

Staff recommends modifying the conditions to be due prior to building permit final inspection. All parties are in agreement with the proposed changes.

If the Commissioners concur, any recommendation for the project should include a **motion to modify Conditions 5, 7, 8, and Public Works Condition 9 with the bolded strikethrough / underline language as written on the following page.**

#### Planning Condition 5

5. Mt Hood Avenue crosswalk: The developer shall re-stripe the crosswalk, install new reflective curbing along the median island, and replace any missing bollards within the median island at the Mt Hood Avenue / Park Avenue intersection. These improvements shall meet applicable ODOT standards and are due prior to building permit **issuance final inspection**.

#### Planning Condition 7

7. Easements: The developer shall complete the following prior to building permit **issuance final inspection**:

- a. Water line: To meet 3.02.01A, grant a public utility easement over the public water line being extended through the property. Minimum width of this easement is 16 feet.
- b. Streetside PUE: To meet 3.02.01B and Figure 3.01B, grant a 10-foot-wide public utility easement along the frontage of Mt Hood Avenue.

#### Planning Condition 8

8. Street lighting: Pursuant to 3.02.03A, adjacent street lighting for Mt Hood Avenue shall comply with City of Woodburn and Portland General Electric (PGE) standards and specifications. The applicant shall either provide documentation to the attention of the Public Works Department indicating that existing illumination complies with the standards or install new lighting to conform. This is due prior to building permit **final inspection issuance, unless a performance guarantee is approved by the City pursuant to 4.02.08**.

#### Public Works Condition 9

9. All public improvements shall be deemed complete prior to building permit **issuances final inspection**.