



MEMO

TO: Pamela Cole, Planner II
Community Development Department

FROM: Glenn J. Davis, PE, CFM, Chief Development Engineer
Public Works Department

DATE: January 14, 2019

SUBJECT: PETITIONER-INITIATED ANNEXATION (18-121030-AN)
4980 CENTER STREET NE

PURPOSE

Identify availability of public works infrastructure (streets, sanitary sewer, storm drainage, and water) for a proposed annexation on approximately 4.22 acres and located at 4980 Center Street NE.

PUBLIC WORKS INFRASTRUCTURE

No public improvements are required for annexation. The following information explains the condition of existing public infrastructure in the vicinity of the subject property and potential development requirements.

Urban Growth Area Development Permit

The subject property is located outside of the Urban Service Area. If the applicant proposes to develop the property as defined in Chapter 200, an Urban Growth Area Development (UGA) Permit is required (SRC 200.040). An UGA permit requires an applicant to provide linking and boundary facilities to their property under the standards and requirements of SRC Chapter 200.

Streets

At the time of development street improvements and/or right-of-way dedication may be required.

1. Center Street NE

- a. Standard—This street is designated as a Major Arterial in the Salem TSP and is currently under the jurisdiction of Marion County. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way.

- b. Existing Condition—This street has a variable width (50-foot minimum) improvement within a right-of-way that varies between 70 feet and 84 feet abutting the subject property.
- c. Special Setback—The frontage of the subject property has a special setback equal to 48 feet from the centerline of Center Street NE.

2. Cordon Street NE

- a. Standard—This street is designated as a Parkway in the Salem TSP and is currently under the jurisdiction of Marion County. The standard for this street classification is an 80-foot-wide improvement within a 120-foot-wide right-of-way.
- b. Existing Condition—This street has an approximate 48-foot improvement within a 140-foot-wide right-of-way abutting the subject property.

Storm Drainage

- 1. Existing Condition—A 12-inch storm main is located in Center Street NE.

Water

- 1. Existing Conditions
 - a. The subject property is located in the G-0 water service level.
 - b. A 12-inch public water main is located in Center Street NE.

Sanitary Sewer

- 1. Existing Sewer
 - a. An 8-inch sewer main is located in Center Street NE approximately 110 feet west of the western boundary of the subject property. This sewer main may be available to serve the subject property as a temporary service pursuant to SRC 73.032.

Natural Resources

- 1. Wetlands—The Salem-Keizer Local Wetland Inventory (LWI) shows that there are hydric soils and/or wetland area(s) mapped on the property.
- 2. Landslide Hazards—City records show there may be category 2 and 3 landslide hazard areas mapped on the subject property.

Prepared by: Tim McCloud, Program Coordinator
cc: File