

TO: Liz Olmstead, Planner III
Community Development Department

FROM: Laurel Christian, Development Services Planner II
Public Works Department 

DATE: August 18, 2022

SUBJECT: **PETITIONER-INITIATED ANNEXATION (ANXC-749)**
4650 AND 4680 HAZELGREEN ROAD NE

PURPOSE

Identify availability of public works infrastructure (streets, sanitary sewer, storm drainage, and water) for a proposed annexation on approximately 16.44 acres and located at 4650 and 4680 Hazelgreen Road 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

1. The subject property is located outside of the Urban Service Area. If the applicant proposes to develop the property as defined in SRC 200.005, an Urban Growth Area (UGA) Development Permit is required (SRC 200.010(c)). A UGA Development Permit requires an applicant to provide linking and boundary facilities to their property under the standards and requirements of SRC Chapter 200.

Streets

1. Hazelgreen Road NE
 - a. Standard—This street is designated as a parkway street in the Salem TSP. The standard for this street classification is an 80-foot-wide improvement within a 120-foot-wide right-of-way.
 - b. Existing Conditions—This street has an approximate 30-foot improvement within a 70-foot-wide right-of-way abutting the subject property.
 - c. Special Setback—The site is subject to a special setback equal to 60 feet from the centerline of Hazelgreen Road NE.

2. Lunar Street NE

- a. Standard—This street is designated as a local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 60-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 30-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions

- a. A 12-inch storm main is located in Hazelgreen Road NE approximately 200 feet east of the subject property.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. There are no public mains available to serve the property.
- c. A 16-inch water main is proposed to be constructed in Hazelgreen Road NE with the Northstar Subdivision approximately 200 feet east of the subject property.
- d. An 8-inch water main is proposed to be constructed in Lunar Street NE with the Northstar Subdivision, directly abutting the southern property boundary.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in Hazelgreen Road NE approximately 170 feet east of the subject property.

Natural Resources

1. Wetlands—The Salem-Keizer Local Wetland Inventory (LWI) shows that there are hydric soils mapped on the property.

Prepared by: Laurel Christian, Development Services Planner II
cc: File