



MEMO

TO: Liz Olmstead, Planner III
Community Development Department

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

DATE: September 29, 2022

SUBJECT: **PETITIONER-INITIATED ANNEXATION (ANXC-750)**
3821 IBEX STREET NE

PURPOSE

Identify availability of public works infrastructure (streets, sanitary sewer, storm drainage, and water) for a proposed annexation on approximately 1.99 acres and located at 3821 Ibex 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

1. The subject property is located inside the Urban Service Area and adequate facilities are available. No UGA permit is required.

Streets

1. Ibex 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 25-foot improvement within a 30-foot-wide right-of-way abutting the subject property.

Storm Drainage

1. Existing Conditions
 - a. There are no public storm mains in the vicinity of the subject property.

Water

1. Existing Conditions
 - a. The subject property is located in the G-0 water service level.
 - b. A 6-inch water main is located in Lancaster Drive NE.

Sanitary Sewer

1. Existing Conditions
 - a. An 8-inch sewer main is located in Ibex Street NE.

Natural Resources

1. Landslide Hazards—City records show there may be category 2-to-3-point landslide hazard areas mapped on the subject property.

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