




MEMO

TO: Bryce Bishop, Planner III
Community Development Department

FROM: Laurel Christian, Planner II 
Public Works Department

DATE: July 10, 2023

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
ANXC-756 CPC-ZC23-03 (23-101811)
572 HILE LANE NE
ANNEXATION AND CPC/ZC**

PROPOSAL

An Annexation of territory approximately 0.78 acres in size located at 572 Hile Lane NE (Marion County Assessor Map and Tax Lot No. 072W29BC03500) with a Minor Comprehensive Plan Map Amendment to Multi-Family Residential and Zone Change to RM-II (Multiple Family Residential), and withdrawal from the Marion County Fire District #1 and East Salem Sewer and Drainage District.

SUMMARY OF FINDINGS

The proposal meets applicable criteria related to Public Works infrastructure. Site-specific infrastructure requirements will be addressed in the Site Plan Review process in SRC Chapter 220 at time of future development.

PUBLIC WORKS INFRASTRUCTURE

No public improvements are required for annexation or Comprehensive Plan Change/Zone Change. At time of development, improvements may be required depending on the scope of the project. The following information explains the condition of existing public infrastructure in the vicinity of the subject property and potential development requirements.

FACTS

Public Infrastructure Plan—The *Water System Master Plan*, *Wastewater Management Master Plan*, and *Stormwater Master Plan* provide the outline for facilities adequate to serve the proposed zone.

Transportation Planning Rule—The applicant submitted a Transportation Planning Rule (TPR) Analysis in consideration of the requirements of the TPR (OAR 660-012-0060). The TPR analysis is required to demonstrate that the proposed CPC/ZC will not have a significant effect on the transportation system as defined by OAR 660-012-0060.

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

Streets

1. Hile Lane NE
 - a. Standard—This street is designated as a private street.
 - b. Existing Conditions—This street has an approximate 20-foot improvement within a 25-foot-wide easement abutting the subject property.
2. Auburn Road NE
 - a. Standard—This street is designated as a collector street in the Salem TSP and is under jurisdiction of Marion County. The standard for this street classification is a 34-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 Hile Lane NE.

Storm Drainage

1. Existing Conditions
 - a. A 24-inch storm main is located in along the eastern line of the subject property in an easement.

Water

1. Existing Conditions
 - a. The subject property is located in the G-0 water service level.
 - b. The subject property is served by the East Salem Water District.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer main is located in Hile Lane NE and extends onto the subject property in an easement.

Natural Resources

1. Wetlands—The Salem-Keizer Local Wetland Inventory (LWI) shows that there are hydric soils mapped on the property.
2. Floodplain—According to the Federal Emergency Management Agency (FEMA) floodplain maps, there are no floodplain areas mapped on the property.
3. Landslide Hazards—City records show there may be category 3 landslide hazard areas mapped on the subject property, at the southeastern corner of the property within a future setback area. SRC 810.020 requires a geological assessment or report when regulated activity is proposed in a mapped landslide hazard area. If at time of development, the applicant's proposal does not disturb any portion of a mapped landslide hazard area; a geological assessment would not be required.

CPC/ZC CRITERIA AND FINDINGS

Criteria: SRC 265.005(e)(1)(F) The zone change does not significantly affect a transportation facility, or, if the zone change would significantly affect a transportation facility, the significant effects can be adequately addressed through the measures associated with, or conditions imposed on, the zone change.

Finding: The applicant has submitted a TPR analysis that is required to address the Transportation Planning Rule (OAR 660-012-0060). The TPR analysis demonstrates that the proposed CPC/ZC will not have a significant impact on the transportation system as defined by OAR 660-012-0060. The Assistant City Traffic Engineer concurs with the TPR analysis findings.

Criteria: SRC 265.005(e)(1)(G) The property is currently served, or is capable of being served, with public facilities and services necessary to support the uses allowed by the proposed zone.

Finding: The water, sewer, and storm infrastructure are available within surrounding streets/areas and appear to be adequate to serve the future development. Site-specific infrastructure requirements will be addressed in the Site Plan Review process in SRC Chapter 220.

Prepared by: Laurel Christian, Planner II