



MEMO

TO: Bryce Bishop, Planner III
Community Planning and Development Department

FROM: Laurel Christian, Infrastructure Planner III
Community Planning and Development Department

DATE: November 12, 2025

SUBJECT: **Infrastructure Memo**
Petitioner Initiated Annexation (ANXC-763)
3741 Langley Street SE

Purpose

Identify availability of public infrastructure (streets, sanitary sewer, storm drainage, and water) for a proposed Annexation of an approximate 48.02-acre territory, including public street right-of-way, located at 3741 Langley Street SE and the 3700 to 3800 Blocks of Langley Street SE and Timbet Drive SE.

Infrastructure Summary

No public improvements are required for annexation. The following information explains the condition of existing public infrastructure in the vicinity of the territory. At time of development, the provision of public infrastructure to serve development within the annexed territory will be required subject to a Land Use Application.

❖ Urban Growth Management

SRC Chapter 200 (Urban Growth Management) requires issuance of an Urban Growth Preliminary Declaration (UGA) prior to development of property located outside the City's Urban Service Area. The territory 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 would be required at the time of development (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.

❖ Transportation Infrastructure

SRC Chapter 803.040 requires boundary street improvements, including right-of-way dedication and construction of improvement to boundary streets abutting new development. At the time of development, street improvements and/or right-of-way

dedication may be required if the conditions of SRC Chapter 803.040 are met. The existing conditions of streets abutting the territory are described in the following table:

Streets			
Street Name		Right-of-way Width	Improvement Width
Langley Street SE (Local)	Standard:	60-feet	30-feet
	Existing Condition:	60-feet	20-feet
Timbet Drive SE (Local)	Standard:	60-feet	30-feet
	Existing Condition:	40-feet	Unimproved
Eastland Avenue SE (Local)	Standard:	60-feet	30-feet
	Existing Condition:	40-feet	20-feet

❖ Public Utility Infrastructure:

SRC Chapter 802.015 requires that all development be served by City utilities designed and constructed according to all applicable standards of the Salem Revised Code and the *Public Works Design Standards*. At time of development, the proposal will be reviewed for conformance with these standards. Improvements to existing public infrastructure, or new construction of new infrastructure, will be required to serve development within the territory. The existing conditions of public infrastructure available to serve the territory are described in the following table:

Utilities & Parks	
Type	Existing Conditions
Water	Water Service Level: S-1
	A 36-inch water transmission main is located on the subject property in an easement. Direct connections to this main are not permitted.
	The nearest available water facility is an 18-inch water main located at the intersection of Boone Road SE and 36 th Avenue NE approximately .60 miles north of the territory.
Sanitary Sewer	The nearest available sanitary sewer facility is a 24-inch sewer main located at the intersection of Kuebler Boulevard SE and 36 th Avenue SE approximately .75 miles north of the territory.
Storm Drainage	There are no public storm mains in the vicinity of the territory. There are open ditches along Langley Street SE

❖ Parks Service

There are no parks within one-half mile walking distance of the territory. SRC Chapter 200.075 requires that residential development be provided with adequate access to neighborhood parks within one-half mile walking distance of new development. The Comprehensive Parks System Master Plan identifies future Neighborhood Park 53 (NP53) will serve the subject property.

❖ **Natural Resources**

SRC 601 – Floodplain

Development in the floodplain shall be regulated to preserve and maintain the capability to the floodplain to convey the flood water discharges and to minimize danger to life and property.

Finding: The Floodplain Administrator has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the territory.

SRC Chapter 809 – Wetlands

Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetlands laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures. SRC Chapter 809 establishes requirements for notification of DSL when an application for development is received in an area designated as a wetland on the official wetlands map.

Finding: The Salem-Keizer Local Wetland Inventory (LWI) shows that there are two mapped waterways that traverse through the territory, Pringle Creek SE and the East Fork Pringle Creek. In addition, the LWI shows hydric soils within the territory. Prior to development, the applicant should contact the Oregon Department of State Lands to verify if any permits are required for development or construction in the vicinity of the mapped wetland area(s), including any work in the public right-of-way.

SRC Chapter 810 – Landslide Hazards

The City's landslide hazard ordinance (SRC Chapter 810) establishes standards and requirements for the development of land within areas of identified landslide hazard susceptibility.

Finding: According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are mapped 3-point landslide hazards at the far southwestern portion of the territory. At time of development within the territory, if the mapped landslide hazard areas are disturbed, a Geotechnical Assessment or Report may be required by SRC Chapter 810.