



MEMO

TO: Aaron Panko, Planner III
Community Planning and Development Department

FROM: Shelby Guizar, Infrastructure Planner I
Community Planning and Development Department *Shelby Guizar*

DATE: April 10, 2024

SUBJECT: **Infrastructure Memo**
Petitioner Initiated Annexation (23-112540-PLN)
4815 and 4785 Auburn Road NE

PURPOSE

Identify availability of public infrastructure (streets, sanitary sewer, storm drainage, and water) for a proposed annexation of approximately 1.32 acres and located at 4815 and 4785 Auburn Road NE.

INFRASTRUCTURE SUMMARY

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 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 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 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. Existing conditions are described below.

Auburn Road NE

1. Standard—This street is designated as a collector street in the Salem TSP. The standard for this street classification is a 34-foot-wide improvement within a 60-foot-wide right-of-way.
2. Existing Conditions—This street has an approximate 40-foot improvement within a 56-foot-wide right-of-way abutting the subject property.
3. Special Setback—The frontage of the subject property has a special setback equal to 30 feet from centerline of Auburn Road NE.

Sienna Drive NE

4. 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.
5. Existing Conditions—This street has an approximate 34-foot improvement within a 60-foot-wide right-of-way abutting the subject property.

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, may be required to serve the proposed development. Existing conditions are described below.

Storm Drainage

1. A 12-inch storm main is located in Auburn Road NE at the intersection of Bivens Street NE.
2. A 12-inch storm main is located in Auburn Road NE at the intersection of Greencrest Street NE.
3. A 10-inch storm main is located in Sienna Drive NE approximately 200 feet west of tax lot 072W29BC00300 (4815 Auburn Road NE).

Water

1. The subject property is located in the G-0 water service level.
2. A 12-inch public water main is located in Auburn Road NE.

3. A 6-inch public water main is located in Sienna Drive NE.

Sanitary Sewer

1. An 8-inch sewer main is located in Auburn Road NE.
2. A 12-inch sanitary sewer force main is located in Auburn Road NE. Direct connections to force mains are not typically permitted.
3. A 6-inch sewer main is located in Sienna Drive NE.

Parks

SRC Chapter 200.075 requires that residential development be provided with adequate access to neighborhood parks within one-half mile walking distance to the development. There are no parks within one-half mile walking distance of the subject property. At time of development, if an Urban Growth Preliminary Declaration is required under SRC Chapter 200, improvements to the Parks System may be required.

Natural Resources

Wetlands—According to the Salem-Keizer Local Wetland Inventory (LWI) the subject property does not contain any wetland areas or hydric soils.

Floodplain—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 subject property.

Landslide Hazards—According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are no mapped landslide hazard areas on the subject property.

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cc: File