

**To:** File for ANXC CPC-ZC25-01 (25-106393-PLN)

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Community Planning and Development Department

**Subject:** Development Services Written Findings  
Annexation and CPC/ZC  
2170 Walker Road NE

### Infrastructure Summary

❖ **Public Infrastructure Plan:**

The *Water System Master Plan*, *Wastewater Management Master Plan*, *Stormwater Master Plan*, *Comprehensive Parks System Master Plan*, and the *Transportation System 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 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.

❖ **Existing Infrastructure Conditions:**

The existing conditions of streets abutting the subject property are described in the following table:

<b>Streets</b>			
<b>Street Name</b>		<b>Right-of-way Width</b>	<b>Improvement Width</b>
<b>Walker Road NE (Local)</b>	Standard:	60-feet	30-feet
	Existing Condition:	40-feet	29-feet
	Special Setback:	30-feet from centerline along Walker Rd. NE	
<b>Sunnyview Road NE (Minor Arterial)</b>	Standard:	72-feet	46-feet
	Existing Condition:	60-feet	48-feet
	Special Setback:	N/A	
<b>Cordon Road NE (Parkway)</b>	Standard:	120-feet	80-feet
	Existing Condition:	100-feet	50-feet
	Special Setback:	60-feet from centerline along Cordon Rd. NE	

The existing conditions of public infrastructure available to serve the subject property are described in the following table:

<b>Utilities &amp; Parks</b>	
<b>Type</b>	<b>Existing Conditions</b>
<b>Water</b>	Water Service Level: G-0
	A 12-inch water main is located in Walker Road NE.
<b>Sanitary Sewer</b>	An 8-inch sanitary sewer main is located in Walker Road NE, 550-feet north of the subject property.
	An 8-inch sanitary sewer main is located in Capistrano Court NE, 150-feet west of the subject property.
	An 8-inch sanitary sewer main is located in Sunnyview Road NE.
<b>Storm Drainage</b>	There are open ditches along Sunnyview Road NE and Walker Road NE. There are no public storm mains in the vicinity of the subject property.
<b>Parks</b>	The subject property is not served by a neighborhood park; there are no neighborhood parks within one-half mile walking distance of the 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 subject property.

### ***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 shows that there are hydric soils mapped on the property. 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. Wetland notice was sent to the Oregon Department of State Lands pursuant to SRC 809.025.

### ***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 on the subject property. At time of development, a geotechnical report may be required according to the requirements of SRC Chapter 810.

## **DECISION 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 Traffic Impact Analysis which includes the 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 has reviewed the TPR Analysis and concurs with the TPR analysis findings. As there is no significant impact on the transportation system, no conditions of approval are recommended to address the transportation impacts of the proposed CPC/ZC. At time of development, the applicant will be required to provide

improvements along the frontage of the property if required by SRC 803.040 (*Boundary Streets*).

***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 subject property is capable of being served through extension of public mains to the boundary of the property as specified in existing infrastructure master plans. The master plan's identity that extension of public sanitary sewer mains and storm mains are necessary to serve the subject property. Additionally, the subject property is not served by a neighborhood park. The Comprehensive Parks System Master Plan identifies future Neighborhood Park 34 (NP) will serve the subject property. Future development will require a Urban Growth Area (UGA) Preliminary Declaration to address master plan facilities, including streets, utilities, and park access required to serve subject property under the standards and requirements of SRC Chapter 200.

### **Response to Comments**

1. **Traffic and Congestion:** The North Lancaster Neighborhood Association (NOLA) submitted comments that discuss congestion and safety of roadways in Northeast Salem and express concerns for adding additional vehicle trips to the existing roadway system. NOLA's comments also discuss lack of public transit access to the area.

**Staff Response:** As part of the application, a Traffic Impact Analysis (TIA) was submitted to address the Transportation Planning Rule (TPR) requirements of OAR 660-012-0060). The TIA also evaluated the impacts of future development of the site, including 84 single-family homes and 120 multi-family dwelling units. The Traffic Impact Analysis found that all study intersections comply with City of Salem standards for level of service upon completion of the development. The TPR analysis found that the proposed rezone would not adversely impact the transportation system as defined by the requirements in OAR 660-012-0060). No off-site mitigation is required by the TIA and TPR analysis.

At time of development, the applicant will be required to provide boundary street improvements along the frontage of the property if the provisions of SRC 803.040 (*Boundary Streets*) are met. This will can include pavement widening, construction of bike lanes, curbs, and sidewalk, depending on the abutting roadway classification. Construction of transit stops is also required when requested by through review of a Land Use Application pursuant to SRC 803.035(r). These improvements are conditioned on the Land Use Applications at time of development according to SRC 803.040 and are not required to be established as a condition of the Annexation and Comprehensive Plan map change.

Congestion as a whole cannot be addressed by a single development. The proposed annexation and comprehensive plan map change has been found to meet the criteria applicable to the applications requested. At time of development, staff will review the applicable criteria and determine what improvements are required for the development proposed on the site. The *Salem Transportation System Plan (TSP)* provides guidance for how to address the impacts of growth citywide. Cumulative impacts of growth that affect overall traffic patterns are addressed through collection of System Development Charges (SDCs). The eventual development on the property will pay Transportation SDCs that are collected and used to pay for street improvements that add capacity to mitigate impacts of growth city-wide.