




MEMO

TO: Jamie Donaldson, Planner III
Community Planning and Development Department

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

DATE: August 21, 2024

SUBJECT: **Infrastructure Memo**
Petitioner Initiated Annexation ANXC-758 (23-121794-PLN)
2355 Davis Road S and Land Adjacent

PURPOSE

Identify availability of public infrastructure (streets, sanitary sewer, storm drainage, and water) for an annexation of a 4.1-acre territory, including 1.15 acres of adjacent right-of-way and 2.95 acres of private property located at 2355 Davis Road S and Land Adjacent (Marion County Assessor Map and Tax Lot Numbers: 083W17DB / 1000 and 0900).

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 in the table below:

Streets			
Street Name		Right-of-way Width	Improvement Width
Davis Road S (Collector)	Standard:	60-feet	34-feet
	Existing Condition:	60-feet	34-feet
Skyline Road S (Minor Arterial)	Standard:	72-feet	46-feet
	Existing Condition:	50-feet	34-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, may be required to serve the proposed development. Existing conditions are described in the table below:

Utilities	
Type	Existing Conditions
Water	Water Service Level: S-3 and S-4
	A 14-inch S-3 water main is located in Skyline Road S.
	A 14-inch S-3 water main is located in Davis Road S.
	An 18-inch S-4 water main is located in Davis Road S.
Sanitary Sewer	An 8-inch sanitary sewer main is located in Davis Road S.
	An 8-inch sanitary sewer main is located in Skyline Road S.
Storm Drainage	A 10-inch storm main is located in Davis Road S.
	A 15-inch storm main is located in Skyline Road S.

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 mapped 2-point landslide hazard areas on the subject property. At time of development, a geological assessment or report may be required if the provisions of SRC Chapter 810 are met.

Prepared by: Laurel Christian, Infrastructure Planner III
cc: File