




MEMO

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

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

DATE: March 25, 2025

SUBJECT: **Infrastructure Memo**
Petitioner Initiated Annexation (25-111228-PLN)
2500 Michigan City Lane NW and 3300 Block Levi Street NW

PURPOSE

Identify availability of public infrastructure (streets, sanitary sewer, storm drainage, and water) for a proposed annexation of approximately 7.5 acres and located at the 2500 Block of Michigan City Lane NW and the 3300 Block of Levi Street NW (Polk County Assessor Map and Tax Lot Number: 073W08AB / 3100 and 073W08BA / 502).

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. At time of development, the provision of public infrastructure to serve the property 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 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. The

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

Streets			
Street Name		Right-of-way Width	Improvement Width
Michigan City Ln NW (Collector)	Standard:	60-feet	34-feet
	Existing Condition:	64-feet	24-feet
Levi St NE (Local)	Standard:	60-feet	30-feet
	Existing Condition:	60-feet	30-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. The existing conditions of public infrastructure available to serve the subject property are described in the following table:

Utilities & Parks	
Type	Existing Conditions
Water	Water Service Level: W-1
	A 12-inch water main is located in Michigan City Lane NW.
	An 8-inch water main is located in Levi Street NW
Sanitary Sewer	An -inch sanitary sewer main is located in Michigan City Lane NW approximately 325-feet east of the subject property..
	An 8-inch sanitary sewer main is located Levi Street NW.
Storm Drainage	A 12-inch storm main is located in Michigan City Lane NW approximately 325-feet east of the subject property.
	A 10-inch storm drain is located in Levi Street NW.

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. The subject property is served by Ellen Lane Park, which is located within one-half mile walking distance of the subject properties.

Natural Resources

Wetlands— According to the Salem-Keizer Local Wetland Inventory (LWI) the subject property does not contain any mapped 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.

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