

MEMO

To: File for ANXC CPC-ZC25-02 (25-113070-PLN)

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

Subject: Development Services Written Findings
Annexation and CPC/ZC
5524 Skyline Road S

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:

Streets			
Street Name		Right-of-way Width	Improvement Width
Skyline Road S (Minor Arterial)	Standard:	72-feet	46-feet
	Existing Condition:	60-feet	40-feet
	Special Setback:	36-feet from the centerline of Skyline Rd. S	

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: S-3
	A 12-inch S-3 water main is located in Skyline Road S.
Sanitary Sewer	An 8-inch sanitary sewer main is located in Skyline Road S.
Storm Drainage	A 10-inch storm main is located in Skyline Road S.
Parks	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 no mapped landslide hazard areas on the subject property.

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 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: There are existing public water, sewer, and storm mains in Skyline Road S available to serve the property. The *Water System Master Plan* identifies inadequate reservoir capacity in this area. Additionally, the subject property is not served by a neighborhood park, as identified in the *Comprehensive Parks System Master Plan*. Future development will require a Urban Growth Area (UGA) Preliminary Declaration to address public facilities required to serve subject property under the standards and requirements of SRC Chapter 200.

Response to Comments

- 1. Speed Limit along Skyline Road S:** One comment received expressed concerns for speeding and safety along Skyline Road S and requested a speed reduction.

Staff Response: Skyline Road S is classified as a minor arterial roadway according to the *Salem Transportation System Plan (TSP)*. The posted speed limit along Skyline Road S is 45 miles per hour (MPH), which is consistent with the speed limit for an arterial roadway according to the Public Works Design Standards (PWDS).

Speed zones on all streets in Oregon (including those in the City of Salem) are established by the Oregon Department of Transportation (ODOT). The appropriate process is for the requestor to contact and attend their neighborhood association meeting and request their support to change the speed limit on Skyline Road S. The neighborhood association will then contact the City's Traffic Engineering Department and inform staff of their request to initiate an investigation. Upon receipt of a request from the Neighborhood Association, The City contacts ODOT to conduct a speed zone investigation for that roadway. If the speed data meets the criteria for a reduction, a speed zone order will be issued by ODOT and the City will install the new speed limit signs. More information regarding the ODOT process for speed zones can be found at <https://www.oregon.gov/odot/Engineering/Pages/Speed-Zones.aspx>. As the City cannot control ODOT's decision to lower the speed of the roadway, speed limits on adjacent streets are not subject to the City's land use process.