



MEMO

TO: Hayley Feightner, Planner I
Community Development Department

FROM: Glenn J. Davis, PE, CFM, Chief Development Engineer
Public Works Department

DATE: April 30, 2019

SUBJECT: PETITIONER-INITIATED ANNEXATION (18-124242-AN)
1096 HOFFMAN ROAD NE

PURPOSE

To identify availability of public works infrastructure (streets, sanitary sewer, storm drainage, and water) for a proposed annexation of approximately 1.06 acres located at 1096 Hoffman Road NE (Marion County Map and Tax Lot Number: 072W20CD 00200).

PUBLIC WORKS INFRASTRUCTURE

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 Area Development Permit

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 Development Permit is required (SRC 200.010(c)). An Urban Growth Area development permit requires an applicant to provide linking and boundary facilities to their property under the standards and requirements of SRC Chapter 200.

Streets

At the time of development, street improvements and/or right-of-way dedication will be required.

1. Hoffman Road NE

- a. **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.

- b. Existing Conditions—This street has an approximate 24-foot turnpike improvement within an approximate 40-foot-wide right-of-way abutting the subject property.
- c. Special Setback—The frontage of the subject property has a special setback equal to 30 feet from centerline of Hoffman Road NE.

Storm Drainage

1. Existing Condition

- a. The nearest storm main is located in Hoffman Road NE, approximately 140 feet south of the subject property.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. An 8-inch public water main is located within an easement abutting Hoffman Road NE.

Sanitary Sewer

1. Existing Sewer

- a. An 8-inch sewer main is located in Hoffman Road NE.

Natural Resources

Wetlands—The Salem-Keizer Local Wetland Inventory shows there are hydric soils mapped on the property.

Prepared by: Jennifer Scott, Program Manager
cc: File