



MEMO

TO: Pamela Cole, Planner II
Community Development Department

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

DATE: January 6, 2020

SUBJECT: PETITIONER-INITIATED ANNEXATION 18-123717-AN
3600 BLOCK OF BOONE ROAD SE

PURPOSE

Identify availability of public works infrastructure (streets, sanitary sewer, storm drainage, and water) for a proposed annexation on approximately 4.61 acres and located in the 3600 block of Boone Road SE (Marion County Map and Tax Lot 08 2W 07C 01801).

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 (UGA) Development Permit is required (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.

Streets

At the time of development, boundary street improvements and/or right-of-way dedication may be required along Boone Road SE, 36th Avenue SE, and Kuebler Boulevard SE. Other street improvements may be required as specified in a Transportation Planning Rule analysis or a Traffic Impact Analysis.

1. Boone Road SE

- a. Standard—This street is designated as a Local street in the Salem TSP and is currently under the jurisdiction of Marion County. 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 20-foot improvement within a 50-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 the centerline of Boone Road SE.

2. 36th Avenue SE

- a. Standard—This street is designated as a Minor Arterial street in the Salem TSP. The standard for this street classification is a 46-foot-wide improvement within a 72-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 36-foot improvement within a 68-foot-wide right-of-way.

3. Kuebler Boulevard SE

- a. Standard—This street is designated as a Parkway street in the Salem TSP. The standard for this street classification is an 80-foot-wide improvement within a 120-foot-wide right-of-way.
- b. Existing Conditions—This street has an approximate 64-foot improvement within a varied 220-foot-wide right-of-way.

Water

1. Existing Conditions

- a. The subject property is located in the G-0 water service level.
- b. An 18-inch S-1 public water main is located within an easement along the frontage of the subject property.

Sanitary Sewer

1. Existing Sewer

- a. The nearest available sewer is an 8-inch sewer main located at the intersection of 36th Avenue SE and Kuebler Boulevard SE.

Storm Drainage

1. Existing Conditions

- a. A ditch is located in Boone Road SE along the frontage of the subject property.

Natural Resources

1. Wetlands—The Salem-Keizer Local Wetland Inventory (LWI) shows that there are hydric soils and/or linear wetland area(s) mapped on the property.
2. Floodplain—An existing “AO” floodplain is located on the subject property as designated on the Federal Emergency Management Agency (FEMA) floodplain maps. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601.
3. Landslide Hazards—City records show there may be category 3 landslide hazard areas mapped on the subject property.

Prepared by: Jennifer Scott, Program Manager
cc: File