




MEMO

TO: Pamela Cole, Planner II
Community Development Department

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

DATE: July 8, 2021

**SUBJECT: ANXC-739 (19-125038-AN)
681 REES HILL ROAD SE**

PURPOSE

Identify availability of public works infrastructure (streets, sanitary sewer, storm drainage, and water) for a proposed annexation of territory approximately 18.05 acres in size, including 0.57 acres of right-of-way of Devon Avenue SE and 17.47 acres of City-owned property located at 681 Rees Hill Road SE 97306 (Marion County Assessor Map and Tax Lot Number 083W22C 00400).

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. Rees Hill Road NE

- a. Standard—This street is under Marion County jurisdiction and is located outside of the Urban Growth Boundary. It is designated as a Collector street in the Salem TSP. The standard for this street classification is a 34-foot-wide improvement within a 60-foot-wide right-of-way.

- b. Existing Condition—This street has an approximate 20-foot improvement within a 42-foot-wide right-of-way abutting the subject property.
- 2. Devon Avenue SE
 - a. Standard—This street is currently under Marion County jurisdiction and 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 Condition—This street has an approximate 26-foot improvement within a 40-foot-wide right-of-way abutting the subject property.
- 3. Lone Oak Road SE
 - a. Standard—This street is designated as a Collector street in the Salem TSP. The standard for this street classification is a 34-foot-wide improvement within a 60-foot-wide right-of-way.
 - b. Existing Condition—The Salem TSP depicts the future extension of Lone Oak Road SE to be located within the subject property. This street currently terminates near Sahalee Drive SE northwest of the subject property.

Storm Drainage

- 1. Existing Condition
 - a. No public storm mains are adjacent to the site.

Water

- 2. Existing Conditions
 - a. The subject property is located in the S-3 and S-4 water service levels.
 - b. The nearest public water main is a 16-inch S-3 main located in Rees Hill Road SE. Mains of this size generally flow 3,800 to 8,800 gallons per minute.
 - c. There is no existing S-4 water system. An S-4 water system pump station is proposed at the northwest corner of the park site, west of the proposed Lone Oak Road SE extension.

Sanitary Sewer

1. Existing Condition

- a. The property is split into two sewage drainage basins, partially toward the west line and partially toward the east.
- b. The nearest adequate linking facility for the west basin appears to be an existing 8-inch sewer line northwest of the property in Lone Oak Road SE.
- c. The nearest adequate linking facility for the east basin appears to be an existing 8-inch sewer line northeast of the property. The east basin may be able to receive service from the existing sewer main in Lone Oak Road SE.

Natural Resources

1. Wetlands—The Salem-Keizer Local Wetland Inventory (LWI) shows that there are no hydric soils and/or linear wetland area(s) mapped on the property.
2. Floodplain—No mapped floodplain or floodway is located on the subject property.
3. Landslide Hazards—City records show there may be category 2-point landslide hazard areas mapped on the subject property.

Prepared by: Jennifer Scott, Program Manager
cc: File