

RECEIVED

JAN 22 2018

CITY OF SALEM  
PUBLIC WORKS

January 22, 2018

Public Works Development Services  
Section 555 Liberty Street  
SE Salem, OR 97301

**Re: Proposed Lone Oak Road Reimbursement District - January 22, 2018 Hearing Date (Our written comment)**

Dear Mayor, Council, interested parties:

\$5,600,000 = Roadway Crossing over Jory Creek including bridge construction!

Again. See reference costs in proposal!

\$5,600,000=Roadway Crossing over Jory Creek including bridge construction!

Also, see in proposal: CREEKSIDE (GOLF COURSE) OF 140 ACRES WITH AT LEAST 210 LOTS IS INCLUDED IN THE PROPOSED REIMBURSEMENT DISTRICT!

~~Hello. We live in the "East Subarea" of the proposal. We do not object to the use of a reimbursement districts. We believe however they should be well thought out and fair. We do not favor this proposal.~~

We believe it would be a mistake and unfair to create a reimbursement district with components that are too speculative.

The golf course inclusion of 140 acres and 210 lots in the proposed reimbursement district appears too speculative!

Whether or not the reimbursement district is approved as proposed, the decades long concerns with dumping city traffic on poor Rees Hill will continue. We suspect that's probably because Rees Hill suffers from two government entities that seem unable to coordinate on the edge of a UGB.

Where would Boone Rd be today without a Kuebler Rd? Mildred Rd, Lone Oak Rd so far appear to have been jobs well done. But with Rees Hill, we plead for leadership from both government entities. So, even with **all that money** this proposal commits and finances, we suspect the concerns with Rees Hill go on.

Since traffic needs to flow to Rees Hill, **we favor a modification to the proposed reimbursement district**. What's needed is further work applied to apportionment of valid and various construction costs. And this needs to be expedited for stuck south side owners/developers needing aid and services inside a UGB. That's in the public interest! We do see potential in forming a reimbursement district being either much larger or perhaps being much smaller too.

If only Rees Hill were 100% in the city! Build the South Extension for \$1,800,000 and spend a million or two on Rees Hill funded by a modified reimbursement district. Nope. Can't even do that? Two entities?

Bummer.

1/2

For now, to get things moving, we suggest a smaller reimbursement district aimed at smaller targets. We need a district that keeps us financially free from the business of "converting golf courses to city lots". How about approving work directed solely on the south link. Giving relief to Devon St.

Using the current proposals costs, and just doing the South Linking roadway improvements from the intersection of Sahalee CT SE and Lone Oak RD SE south to Rees Hill Rd, its reported to be about \$1.8 million:

South link.....\$1,800,000

Minus Est SDC..\$300,000

Total Cost= \$1,500,000

Lots for a modified area: (without golf course)

---

West 360 lots

Central 225 lots

East 120 lots

Total lots= 705

Using no weighting or judgements of "share", and, to simplify to show an example of a smaller and limited debt structured reimbursement district might come out:

West, Central, and East apportionment cost per lot= \$2127

Thank you for the opportunity to submit a written comment.

Steve and Debbie Quady

083W22DA01100