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CITY OF SALEM  
CITY RECORDER

January 22, 2018

City of Salem, Public Works Development Services Section  
City Hall, Room 325  
555 Liberty St. SE  
Salem, Oregon 97301

RE: **Reimbursement District:** Lone Oak Road Reimbursement District  
**AMANDA Seq. No:** 17-116147-DO  
**Hearing Date:** January 22, 2018  
6:30 pm

To Whom It May Concern:

We are writing to express our concerns whether establishing a reimbursement district for Lone Oak Road is in the public's best interest. It is proposed to establish a reimbursement district for the development of the road/bridge on Lone Oak from Muirfield to Rees Hill Rd. Our properties are located at 928 Elkins Way / 6700 Devon Ave. / 6995 Devon Ave. / 922 Rees Hill / 929 Rees Hill, all of which are within the proposed district. We also have several family members that reside on Rees Hill that would be affected by the newly placed intersection at Lone Oak/Rees Hill.

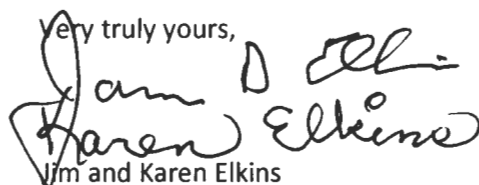
We would first like to address how irresponsible it would be to put an access point of Lone Oak at the proposed position on Rees Hill Rd. This would pose an extreme traffic hazard. The hilltop in which the proposed intersection of Lone Oak & Rees Hill is located has a severe limited view. Adding an intersection at the proposed area would recklessly endanger every driver who traveled Rees Hill Rd. According to Marion County Driveway Access Construction Standards, a required minimum sight distance on a 45 mph road is 400 feet. The property to the West of the proposed intersection of Lone Oak and Rees Hill, in which the West side of the property is just over the crest of the hill is 208' in length. This is half of the minimum required sight distance. Reducing the speed limit to 20 mph to accommodate this short sight distance is unreasonable, and changing the elevation of the hill would be very costly. Neither is a good solution for a poorly placed access to the proposed development.

Secondly, any additional influx of traffic on Rees Hill would only add to the problem of overburdening an overused county road that is currently in disrepair and in desperate need of improvements. Current traffic from the Southernmost portion of the Creekside Development has taken traffic beyond the reasonable capacity of the existing county road. The sole route to main arteries of travel is via Rees Hill Rd. Rees Hill Road is one of two

weight restricted roads in Marion County. The section of Rees Hill West of Devon has a weight limit due to the fact that it is a slurry sealed road, not actually paved. The road is in complete disrepair with the current volume of traffic. Adding traffic from additional development and a thoroughfare to the flow of traffic would be very detrimental to the quality of the road surface causing further deterioration and greater safety hazard to all who travel Rees Hill Rd.

Finally, it is not in the public's best interest to establish a reimbursement district. It would certainly provide the developer much needed reimbursements, but that is not in the best interest of the surrounding properties within the proposed reimbursement district. Prior to development of the Southernmost Creekside properties, it was agreed by the developer, city and neighborhood association that a limited number of residence could be built before a triggering factor to require the completion of the bridge on Lone Oak, which is within the scope of this proposed development. This would have connected the newly developed Southern portion of the development to the rest of Creekside, as well as providing a much needed second route of ingress/egress to that neighborhood. After speaking with Steven McCoid, Ward 4 City Councilor, it is our understanding that due to the recession and lack of adequate planning that there is no longer a contingency to build the bridge. *The homes that are already developed, and were agreed upon to take responsibility for funding the bridge have not.* These homes, which sensibly should be included within the reimbursement district would be the most likely to take advantage of using the proposed bridge and newly improved access way. What is the plan for financial accountability for this population? It would certainly be fair to the developer to include a proportional reimbursement from this neighborhood. All other properties to the South of this development, which are mostly single family dwellings on acreages within Marion County (not annexed into the city), the newest of which was built in the 1970's, have been using Devon Avenue and Rees Hill since the roads were put into existence. There is no gain to the existing acreage properties to be included in the calculation for a fair apportionment of the cost. No amount would be considered "fair". Instead, put the responsibility on those that would logically use the road, the new developments.

Thank you for considering and addressing our concerns.

Very truly yours,  
  
Jim and Karen Elkins

**See attachment:**

*Google Maps view of proposed intersection Lone Oak / Rees Hill*



Marion County Driveway Access Construction Standards  
Minimum sight distance requirements:  
400' @ 45mph

Proposed intersection  
Lone Oak on Rees Hill