

JAN 19 2018

SALEM LEGAL DEPT

Lone Oak Road Reimbursement District Formation

Hearing Date: January 22, 2018

Mayor Bennett and City Council,

My name is Nicholas Grice and I currently live at 6191 Insignia St SE in Salem. I also own a residential lot located at 403 Augusta St SE in Salem. This lot is within the proposed reimbursement district map. My wife and I purchased this lot in the summer of 2017 with plans to build our next home. We knew that this area had limited access and that there had been proposals to connect Lone Oak Rd thru to Rees Hill Rd. We were told by the city planning department that there was no current time table for the road completion. With the limited access to this neighborhood, the city currently requires homes constructed on Augusta St SE and Sahalie St SE to install residential fire sprinklers in the homes when built. This is a significant added expense that is not required when building single family homes elsewhere in the City. Now there is this new reimbursement district that is going to add approximately \$10,000 in additional fees when we apply for our building permit. We are currently in the process of having our house plans drawn and hope to break ground sometime this summer. Our biggest concern is that when we do break ground, during this time of unsettlement, we will be afforded an undue building penalty inflicted by the existing city requirements. The reimbursement district will be formed but the access road will not be completed for the fire sprinkler requirement to be removed. We will essentially be penalized with both city requirements instead of one. These penalties will potentially affect the few existing lots on Augusta St SE and Sahalie St SE that are in a previously developed area. The rest of the area within the reimbursement district map are not yet developed and would not be able to be built on without the construction of this road.

We would propose that the few existing lots that are on Augusta St SE and Sahalie St SE be removed from the reimbursement district or have the fee waived if building begins on any of those lots prior to the road being completed, roughly 20 Lots. In addition, the proposed subdivision of Oak Ridge Estates that is the cause of this reimbursement district proposal does not appear to be included in

the reimbursement district. This subdivision is proposed to have 38 lots which more than cover the lots removed by my proposal. This subdivision needs a portion of this road to be constructed, while the existing lots on Augusta St SE and Sahalie St SE do not.

Thank you for your time and consideration.