

# CITY OF SALEM

## Written Testimony

### City Council

555 Liberty St SE  
Salem, OR 97301

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**Monday, January 22, 2018**

**6:00 PM**

**Council Chambers**

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**4.a.**     [18-32](#)

Formation of Lone Oak Road Reimbursement District.

Ward(s): Ward 4

Councilor(s): McCoid

Neighborhood(s): South Gateway

**Recommendation:**

Adopt Resolution No. 2018-08, approving the formation of Lone Oak Road Reimbursement District to collect funds for reimbursement of the developer's costs associated with constructing Lone Oak Road SE between Muirfield Avenue SE and Rees Hill Road SE.

**Attachments:**

[Attachment1 Vicinity Map Oak Ridge Estates](#)

[Attachment2 City Engineer-Approved Cost Estimate](#)

[Attachment3 UGA Development Permit No. 07-5](#)

[Attachment4 Subdivision Review Committee decision No. 08-4](#)

[Attachment5 Planning Commission Decision for Subdivision No. 15-04](#)

[Attachment6 Lone Oak Reimburse District Resolution 2018-08](#)

[Exhibit 1 Reimbursement District Application](#)

[Exhibit 2 DistrictMap](#)

[Exhibit 3 List of Tax Lots](#)

[Written Testimony - Tenney](#)

[Written Testimony - Grice](#)

*Add - Written Testimony*

Reginald I. Tenney  
212 Muirfield Avenue SE  
Salem, OR 97306-8605  
503-991-5745

RECEIVED

JAN 18 2018

CITY OF SALEM  
PUBLIC WORKS

January 14, 2018

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

Re: Lone Oak Road Reimbursement District  
January 22, 2018 Hearing Date

Dear Sir or Madam:

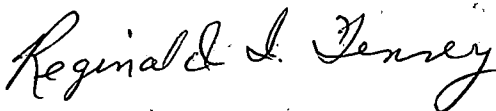
I received in the mail last Friday a "Notice of Public Hearing Regarding Reimbursement District Formation." The map attached to the notice appears to include a lot that my wife and I own at 222 Muirfield Avenue SE within the proposed reimbursement district boundary. I am writing to express my strong objection to the inclusion of our property within that boundary.

The notice states in part that "...reimbursement districts are mechanisms to identify the benefited area and provide a fair and proportional reimbursement to the developer." It goes on to state that one of the criterion considered by the Public Works Director in his or her recommendation to the City Council is "(t)he need for the public improvement in order to facilitate the development of other property within the district..."

My wife and I purchased the lot in 2011 shortly after we moved into our home next door at 212 Muirfield Avenue SE. We currently have no intention of building on the lot. Even if we did intend to build on it, the proposed construction to extend Lone Oak Road would be of no benefit with respect to any contemplated construction, since the lot is fully accessible from Muirfield Avenue and is at no point contiguous to the proposed road extension. Furthermore, neither my wife and me, nor any future owner of the lot should we decide to sell it, would benefit in any way from the proposed Lone Oak Road construction. Quite the contrary, such construction would have a negative impact with respect to the lot (and our home next door) because it would result in an increased volume of vehicular traffic on Muirfield Avenue.

For these reasons, I respectfully request that the lot at 222 Muirfield Avenue SE be excluded from the proposed reimbursement district.

Sincerely,



Reginald I. Tenney

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.