

Amy Johnson

From: KJandAaron Aslett <mrmrsaslett@gmail.com>
Sent: Thursday, May 24, 2018 10:14 PM
To: citycouncil
Subject: Lone Oak Road Reimbursement District

Mayor Bennett and City Council Members,

Please reconsider and overturn the May 14, 2018, motion establishing the Lone Oak Road Reimbursement District.

The District is based on building 210 homes on the golf course with each home paying about \$10,000 for the costs to build Lone Oak Road.

The District should not be approved because:

1. The court appeal has not been decided,
2. City rezoning and development approvals have not been granted, and
3. Developers already have the contractual obligation to build Lone Oak Road.

As a Salem resident, I am strongly opposed to the City Council taking any action that assumes the Creekside golf course will be subdivided into a housing development.

Thank you,

KJ and Aaron Aslett
5444 Rock Creek Ct S.
Salem OR 97306

Amy Johnson

From: Scott Bassett <bassettpost@gmail.com>
Sent: Thursday, May 24, 2018 1:08 PM
To: citycouncil
Subject: \$2.7 Million of SDCs is Too Much for a Very Small Section of Lone Oak Road -- Save Creekside Golf Course

Mayor Bennett and City Council members,

Please reconsider and overturn the May 14, 2018 motion establishing the Lone Oak Road Reimbursement District.

The District is based on building 210 homes on the golf course with each home paying about \$10,000 for the costs to build Lone Oak Road.

The District should not be approved because:

- (1) The court appeal has not been decided.
- (2) City rezoning and development approvals have not and should not be granted.
- (3) Developers already have the contractual obligation to build Lone Oak Road.
- (4) With Transportation SDC only generating \$1.2 million per year, it is not equitable to use \$2.7 million on Lone Oak which benefits very few residents.

As a Salem resident, I am strongly opposed to the City Council taking any action that assumes the Creekside golf course will be subdivided into a housing development.

Thank you,

Scott Bassett

Amy Johnson

From: noreply@cityofsalem.net on behalf of berkobien@hotmail.com
Sent: Thursday, May 24, 2018 8:15 PM
To: citycouncil
Subject: Contact City Council
Attachments: ATT00001.bin

Your Name	Richard Berkobien
Your Email	berkobien@hotmail.com
Your Phone	5039100925
Street	550 Grandover Ave SE
City	Salem
State	OR
Zip	97306
Message	<p>Dear Mayor Bennett and Members of the City Council, My wife and I live in Creekside. We have been here over 15 years. I am opposed to developing the golf course, but do realize this primarily falls to a decision by the courts before a development is reviewed for approval by the City. What concerns me is that the Council recently voted for a Reimbursement District whose funding, in part for street work, is anticipated from houses that would spring up from the development of the course. I realize this is only IF the course is developed. However, I join Council-elect Leung's concern that the presence of this District with potential funding from new houses on what is now a golf course will "cloud" other actions that might be better alternatives. I am not an expert in this area, but did just retire from 18 years of policy-related work with the Legislative Assembly. As such, I have seen the countless times that elected officials have agonized on how to resolve an issue, and the challenges in trying to do the right thing while dealing with a diverse constituency. It is never easy. So, I commend you on tackling this issue, but do ask that you set the District plan aside in lieu of better alternatives. Thank you for your consideration. Rick Berkobien 550 Grandover Ave SE</p>

This email was generated by the dynamic web forms contact us form on 5/24/2018.

Amy Johnson

From: bobbi-burton@comcast.net
Sent: Tuesday, May 29, 2018 12:38 PM
To: citycouncil
Subject: Save Creekside Golf Course

Mayor Bennett and City Council Members,

Please reconsider and overturn the May 14, 2018, motion establishing the Lone Oak Road Reimbursement District.

The District is based on building 210 homes on the golf course with each home paying about \$10,000 for the costs to build Lone Oak Road.

The District should not be approved because:

1. The court appeal has not been decided,
2. City rezoning and development approvals have not been granted, and
3. Developers already have the contractual obligation to build Lone Oak Road.

As a Salem resident, I am strongly opposed to the City Council taking any action that assumes the Creekside golf course will be subdivided into a housing development.

City officials must be completely neutral on the question of what happens to the golf course property. That is contrary to the fact that the City has identified that the Lone Oak Road Reimbursement District is dependent on 210 lots being developed on the golf course property in order to raise sufficient funds to construct the bridge and road improvements. The city initially said that money for those improvements could be raised through a future citywide Streets and Bridges bond should sufficient money be lacking in the Reimbursement District fund, City officials now state that this option is off the table. This makes development of the golf course into a 210 lot subdivision essential if a bridge over Jory Creek and the northern extension of Lone Oak Road are to be built, particularly when City officials have shown no interest in holding the developer accountable for following through with the development condition that the Creekside developer foot the bill for the bridge. With the City's action to date it sure seems like the City of Salem has already come to a premature conclusion that development of the golf course into a subdivision needs to happen, thereby putting a thumb on the scale of impartiality that citizens should expect of public officials.

Amy Johnson

From: Susan Carney <susanicarney@comcast.net>
Sent: Thursday, May 24, 2018 3:14 PM
To: citycouncil
Subject: Lone Oak Road Reimbursement District

Mayor Bennett and City Council members,

Please reconsider and overturn the May 14, 2018 motion establishing the Lone Oak Road Reimbursement District.

The District is based on building 210 new homes on the golf course with each home paying about \$10,000 for the costs to build Lone Oak Road.

The District should not be approved because:

- (1) The court appeal has not been decided. Why have a Reimbursement District if the area remains a golf course? This approval was way premature in my opinion.
- (2) City rezoning and development approvals shouldn't be granted or approved until the land's future is decided.
- (3) Developers already have a signed, contractual obligation to build Lone Oak Road without being repaid by the City as part of the City agreement to allow home site development of Creekside adjacent to the Lone Oak extension. Taxpayers should not now repay developers for that expense.

As a Salem resident living near the proposed Lone Oak Rd extension, I am strongly opposed to the City Council taking an action that assumes the Creekside golf course will be subdivided into a housing development, and uses funds from such a hypothetical development to unnecessarily repay a developer for a road he is already obligated to provide.

Thank you,

Susan Carney

Amy Johnson

From: RUSSELL HARI <rlhari@comcast.net>
Sent: Thursday, May 24, 2018 9:52 AM
To: citycouncil
Subject: Save Creekside Golf course

Mayor Bennett and City Council Members,

Please reconsider and overturn the May 14, 2018, motion establishing the Lone Oak Road Reimbursement District.

The District is based on building 210 homes on the golf course with each home paying about \$10,000 for the costs to build Lone Oak Road.

The District should not be approved because:

1. The court appeal has not been decided,
2. City rezoning and development approvals have not been granted, and
3. Developers already have the contractual obligation to build Lone Oak Road.

As a Salem resident, I am strongly opposed to the City Council taking any action that assumes the Creekside golf course will be subdivided into a housing development.

Thank you,

Russell Hari

897 Hazeltine Ave SE

Amy Johnson

From: Brian Hines <brianhines1@gmail.com>
Sent: Wednesday, May 23, 2018 8:39 PM
To: citycouncil
Cc: Tami Carpenter
Subject: Lone Oak Road Reimbursement District back and forth

This afternoon I heard from a Creekside resident who supports Jackie Leung's effort to have the Lone Oak Road Reimbursement District reconsidered and overturned by the City Council. He said that emails to the City of Salem from his neighbors calling for this have been met by a reply from Tami Carpenter in the City Manager's Office, which he shared with me.

The resident asked me how I'd respond to Carpenter. Below is what I sent to him, which he said he'd post on the Creekside NextDoor site.

My response was informed by hearing Jackie Leung speak about this issue, Councilor McCoid's remarks at the last Council meeting about what he has heard from Creekside residents in the course of his campaigning, and communications with the aforementioned Creekside resident regarding how he and his neighbors feel about the Reimbursement District. He liked what I wrote, by the way.

I hope the communications from Carpenter and myself help to inform the City Council's decision whether to reconsider, again, the Lone Oak Road Reimbursement District. As you'll read in my response to Carpenter, the situation is akin to a homeowner engaged in a legal battle with someone who owns an adjacent lot that they want to have developed in a fashion that seems illegal to the homeowner.

The Planning Department in the homeowner's jurisdiction tells him, "We're neutral about whether the lot can be developed, but in the event that it is, we've already included the fees that the lot owner would pay in our budget." Wouldn't the homeowner be justified in thinking that the Planning Department isn't really neutral, but has a vested interest in seeing the lot developed?

This is how Creekside residents feel about City officials assuming that the golf course will be converted to a subdivision, even though a legal appeal of a ruling allowing this is still underway. Read on...

My response to Tami Carpenter's message:

The City Manager's Executive Assistant has claimed that approval of the Lone Oak Road Reimbursement District "has no bearing on the future of the golf course."

Well, this requires a belief that City officials don't care one way or the other whether the golf course property becomes a housing development. But in fact, almost a third of the money expected to be raised by the Reimbursement District (29%) comes from an assumption that 210 lots on what is now the Creekside golf course will be developed as home sites, thereby paying \$1,935,000 into the Reimbursement District.

City officials shouldn't have a vested interest in whether the golf course becomes a subdivision. However, they do — even though a final decision on this issue awaits a legal ruling.

The City of Salem is assuming that 210 lots will be developed on the golf course property prior to the legal ruling, prior to plans being submitted for a subdivision, prior to public hearings on what sort of development, if any, is suitable for an area prone to flooding,

Yet the City Manager's office would have us believe that City officials are completely neutral on the question of what happens to the golf course property, notwithstanding the fact that the Lone Oak Road Reimbursement District is dependent on 210 lots being developed on the property in order to raise sufficient funds to construct road improvements.

Further, after initially saying that money for those improvements could be raised through a future citywide Streets and Bridges bond should sufficient money be lacking in the Reimbursement District fund, City officials now state that this option is off the table.

This makes development of the golf course into a 210 lot subdivision essential if a bridge over Jory Creek and the northern extension of Lone Oak Road are to be built, since City officials have shown no interest in making the Creekside developer foot the bill.

So it sure seems like the City of Salem has already come to a premature conclusion that development of the golf course into a subdivision needs to happen, thereby putting a thumb on the scale of impartiality that citizens should expect of public officials.

Tami Carpenter's message:

Thank you for your email to the City Council. We understand your concern regarding the possible closure and development of Creekside Golf Course. This however, is a private property matter that, as you know, has been playing out in the courts. The City Council does not have authority to stop the golf course owners from closing the facility.

If the golf course is redeveloped, it will then have to meet current development standards and be subject to administrative and possible City Council reviews, as warranted. The issue of funding construction of Lone Oak Road extension with a reimbursement district has been comingled with the possible closure of the golf course.

The City Council's decision has no bearing on the future of the golf course. The decision simply states that if—and only if—the golf course is redeveloped then a fee will be assessed on the new lots to pay for a portion of the street construction. The fee will also be assessed on new subdivision developments south of Jory Creek. Additional funding from other development fees has also been allocated to the project.

The existing Creekside owners are not subject to the fee, nor are any existing Salem residents subject to the fee or assessment for this project. Thank you again for your email, Tami Carpenter

Executive Assistant to the City Manager
Mayor/City Manager's Office
503-588-6255 tcarpenter@cityofsalem.net

— Brian

Brian Hines
Salem, Oregon USA
brianhines1@gmail.com
<https://www.facebook.com/OregonBrian>
<https://www.facebook.com/StrangeUpSalem>

<https://www.facebook.com/SalemPoliticalSnark/>
<http://twitter.com/oregonbrian>
www.hinesblog.com (blog)
www.churchofthechurchless.com (other blog)
www.salempoliticalsnark.com (other other blog)

Amy Johnson

From: Brian Hines <brianhines1@gmail.com>
Sent: Thursday, May 24, 2018 1:49 PM
To: citycouncil
Cc: Tami Carpenter
Subject: Options if no Reimbursement District

Mayor Bennett and city councilors, I realize that you probably think that everything that could be said about the Lone Oak Road Reimbursement District already has been said.

Actually, I agree with you.

Before the Memorial Day weekend arrives, I simply want to share a couple of things that have been said about the Reimbursement District that bear on the question of whether the City Council should reconsider, once again, it's approval of the District

These two items are a strong argument in favor of reconsidering and revoking the Reimbursement District, so I wanted to bring them to your attention.

(1) At the May 14 City Council meeting, Councilor Sally Cook asked what the process would be for funding Lone Oak Road if the Reimbursement District didn't exist. Public Works Director Peter Fernandez gave this response:

“We probably would see the southern leg built, because there are a couple of subdivisions coming in that, you know, need to put pieces of it in, and we could probably make that happen.

We would struggle financially with getting the bridge [over Jory Creek] built. SDC's [System Development Charges] would be applied, but there wouldn't be any leverage, so you see the math that Mr. Davis showed you. We'd be waiting a long time for the bridge, but you'd probably get the southern leg built.”

20-Acre proposed subdivision



Here's a screenshot of a slide that shows the southern leg, which passes right by one of the subdivisions, and apparently through the west side of the other subdivision. So it certainly does seem that those subdivisions would build the southern extension of Lone Oak Road even if the Reimbursement District didn't exist.

(2) Regarding the bridge and northern extension of Lone Oak Road, here's the flawed logic of the Reimbursement District. A large share of the funds expected to be raised by the Reimbursement District, 29%, are to come from the development of 210 lots on what is now the Creekside golf course.

Yet if the golf course is developed, the South Gateway Neighborhood Association pointed out in a letter to the City Council that it would make much more sense if Lone Oak Road were to run through the flat land of the golf course property, which wouldn't require building a bridge, and the northern extension could be made the responsibility of the Creekside developer.

Here's a screenshot of a portion of the SGNA letter. It was written when City staff were saying that the northern extension likely would be part of a future Streets and Bridges bond, which now is off the table according to staff:

The Lone Oak Road reimbursement district funding plan is flawed because it does not build the bridge or the road until there is a future streets and bridges bond measure approved by a vote of the citizens -- even if the court case goes in favor of the developer.

The Board asks the City Council to rescind approval of the reimbursement district and direct staff to develop a workable plan for construction of Lone Oak that does not defer this issue to a future ballot measure. For example, if the court case favors the developer and there is no reimbursement district there will be an incentive for the developer to work with the City to realign Lone Oak so that it does not cross the steep slopes south of Jory Creek. The developer will already need to provide streets to access the subdivision and Lone Oak could be realigned over the flat land of the golf course. This would move the crossing of Jory Creek and Lone Oak Road to the east away from the deep ravine and steep slopes that increased the cost of the project from about \$2 million to over \$9 million.

Here's an image of how Lone Oak Road could be realigned to run through what is now the golf course property.



So if the golf course is converted to a subdivision, there wouldn't be a need for a Reimbursement District to fund a bridge and northern extension of Lone Oak Road, because a much less expensive extension could be built on the west side of the golf course property, with the cost paid by the Creekside developer and SDCs.

And if the property remains a golf course, almost certainly there won't be enough money in the Reimbursement District to fund the \$5.6 million cost of a bridge over Jory Creek and the northern extension of Lone Oak Road, since \$1,935,000 would never accrue to the District from 210 lots in a subdivision constructed on the golf course property.

In summary, then:

City staff have said that the southern extension of Lone Oak Road likely would be built if there wasn't a Reimbursement District. And the northern extension likely only could be built if the golf course becomes a subdivision, in which case it would make much more sense to run Lone Oak Road through the flat golf course

property, as SGNA advises, thereby eliminating the need for a Reimbursement District for the bridge and northern leg.

Hence, there's no need for the Lone Oak Road Reimbursement District.

— Brian Hines

Brian Hines

Salem, Oregon USA

brianhines1@gmail.com

<https://www.facebook.com/OregonBrian>

<https://www.facebook.com/StrangeUpSalem>

<https://www.facebook.com/SalemPoliticalSnark/>

<http://twitter.com/oregonbrian>

www.hinesblog.com (blog)

www.churchofthechurchless.com (other blog)

www.salempoliticalsnark.com (other other blog)

Amy Johnson

From: Craig Johansson <cjohansson@johansontrans.com>
Sent: Thursday, May 24, 2018 9:23 AM
To: citycouncil
Subject: Save Creekside Golf Course

Mayor Bennett and City Council Members,

Please reconsider and overturn the May 14, 2018, motion establishing the Lone Oak Road Reimbursement District.

The District is based on building 210 homes on the golf course with each home paying about \$10,000 for the costs to build Lone Oak Road.

The District should not be approved because:

1. The court appeal has not been decided,
2. City rezoning and development approvals have not been granted, and
3. Developers already have the contractual obligation to build Lone Oak Road.

As a Salem resident, I am strongly opposed to the City Council taking any action that assumes the Creekside golf course will be subdivided into a housing development.

Thank you,
Craig Johansson

*Craig Johansson
Vice President, JTS Logistics
(800) 261-6690 (503) 391-5912 Fax: (503) 585-3157*



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Amy Johnson

From: Jeffry Kohlhoff <jfkohlhoff@gmail.com>
Sent: Wednesday, May 23, 2018 5:50 PM
To: citycouncil
Subject: Subject: Save Creekside Golf Course

Mayor Bennett and City Council Members,

Please reconsider and overturn the May 14, 2018, motion establishing the Lone Oak Road Reimbursement District.

The District is based on building 210 homes on the golf course with each home paying about \$10,000 for the costs to build Lone Oak Road.

The District should not be approved because:

1. The court appeal has not been decided,
2. City rezoning and development approvals have not been granted, and
3. Developers already have the contractual obligation to build Lone Oak Road.

As a Salem resident, I am strongly opposed to the City Council taking any action that assumes the Creekside golf course will be subdivided into a housing development.

Thank you,
Jeff Kohlhoff
Creekside Homeowner

Amy Johnson

From: Sashi Kumar <sashi58@live.com>
Sent: Thursday, May 24, 2018 12:22 PM
To: citycouncil

Subject: Save Creekside Golf Course

Mayor Bennett and City Council members,

Please reconsider and overturn the May 14, 2018 motion establishing the Lone Oak Road Reimbursement District.

The District is based on building 210 homes on the golf course with each home paying about \$10,000 for the costs to build Lone Oak Road.

The District should not be approved because:

- (1) The court appeal has not been decided.
- (2) City rezoning and development approvals have not been granted.
- (3) Developers already have the contractual obligation to build Lone Oak Road.

As a Salem resident, I am strongly opposed to the City Council taking any action that assumes the Creekside golf course will be subdivided into a housing development.

Thank you,

Sincerely

Sashi Kumar

Sent from [Mail](#) for Windows 10

Amy Johnson

From: Jim and Kim Nugent <jknuge@comcast.net>
Sent: Thursday, May 24, 2018 12:12 PM
To: citycouncil
Subject: Lone Oak Bridge - Creekside Golf Course

Mayor Bennett and City Council Members,

We are writing you with opposition to reviewing the Lone Oak Bridge/Street project along with the Creekside Golf Course together in one package. We believe these are two separate issues. The street/bridge on Lone Oak Road is a City maintained public street and should be funded by all City taxpayers who are authorized to use the street, just like all other City public streets throughout Salem. However, the golf course needs to be maintained as a golf course for Salem's recreation, open space environmental and wetlands use. It should not be added to the Creekside Homeowners responsibility to fund continuation of this public City street, which we understand may eventually be continued over to connect with Reese Hill Road.

Please keep the two issues separate for your Council review. Thank you for your consideration.

Jim and Ella Nugent
6100 Crooked Stick Loop, SE
Salem, Oregon 97306



Virus-free. www.avast.com

Amy Johnson

From: GARY PETRIE <unifiedgp@comcast.net>
Sent: Wednesday, May 23, 2018 6:16 PM
To: citycouncil
Subject: Creekside Golf Club and Estates

Dear City Council,

I am asking that you postpone any decisions regarding any issues that might include any concerns or involvement about Creekside Golf Club and Estates until which time any legal issues involving Creekside Golf Club and Estates has been resolved.

Thank you,

Gary Petrie

Amy Johnson

From: stevequady@netscape.net
Sent: Thursday, May 24, 2018 7:23 PM
To: citycouncil
Cc: glennbaly12345@gmail.com; jleung@microregon.org
Subject: Save Creekside Golf Course

Mayor Bennett and City Council Members,

Please reconsider and overturn the May 14, 2018, motion establishing the Lone Oak Road Reimbursement District.

The District is based on building 210 homes on the golf course with each home paying about \$10,000 for the costs to build Lone Oak Road.

The District should not be approved because:

1. The court appeal has not been decided,
2. City rezoning and development approvals have not been granted, and
3. Developers already have the contractual obligation to build Lone Oak Road.

As a Marion County resident inside the UGB, I am strongly opposed to the City Council taking any action that assumes the Creekside golf course will be subdivided into a housing development.

Thank you,
Steve and Debbie Quady
1137 Newport Rd, Salem OR 97306

Amy Johnson

From: barbbbrucet@aol.com
Sent: Wednesday, May 23, 2018 5:29 PM
To: citycouncil
Subject: Subject: Save Creekside Golf Course

Mayor Bennett and City Council Members,

I wish to add my concerns for the decision to establish the Lone Oak Road Reimbursement District.

I hereby request that the May 14, 2018, motion establishing the reimbursement district be reconsidered and overturned.

The District is based on building 210 homes on the golf course with each home paying about \$10,000 for the costs to build Lone Oak Road.

The District should not be approved because:

- 1. The court appeal has not been decided,**
2. City rezoning and development approvals have not been granted, and
3. Developers already have the contractual obligation to build Lone Oak Road.

As a Salem resident, I am strongly opposed to the City Council taking any action that assumes the Creekside golf course will be subdivided into a housing development.

Thank you,

Bruce & Barbara Thompson

Phone 503-990-6481

764 Creekside Dr. Se

Amy Johnson

From: Lester Tubman <tublyt1@yahoo.com>
Sent: Thursday, May 24, 2018 7:41 PM
To: citycouncil
Subject: Loan Oak Road Reimbudsement District

Mayor Bennett and City Council members,

I live in south Salem and regularly travel on Sunnyside Drive. I respectfully urge you to reconsider and overturn the May 14, 2018 action establishing the Lone Oak Road Reimbursement District. The District is based on building 210 homes on the Creekside golf course with each home paying about \$10,000 for the costs to build Lone Oak Road.

The District should not be approved because:

- (1) The court appeal has not been decided.
- (2) City rezoning and development approvals have not been granted.
- (3) Developers already have the contractual obligation to build Lone Oak Road.

Thank you,
Lester Tubman

Our lives begin to end the day we become silent about things that matter--Rev. Martin Luther King, Jr.
Lester M. Tubman 5515 Woodside Drive Southeast number 17 Salem, Oregon 97306-9788
541.337.1045

Amy Johnson

From: Mike Vincent <mjvince@gmail.com>
Sent: Wednesday, May 23, 2018 8:48 PM
To: citycouncil
Subject: Lone Oak Road

Subject: Save Creekside Golf Course

Mayor Bennett and City Council Members,

Please reconsider and overturn the May 14, 2018, motion establishing the Lone Oak Road Reimbursement District.

The District is based on building 210 homes on the golf course with each home paying about \$10,000 for the costs to build Lone Oak Road.

The District should not be approved because:

1. The court appeal has not been decided,
2. City rezoning and development approvals have not been granted, and
3. Developers already have the contractual obligation to build Lone Oak Road.

As a Salem resident, I am strongly opposed to the City Council taking any action that assumes the Creekside golf course will be subdivided into a housing development.

Thank you,
Mike & Carol Vincent
6105 Crooked Stick Loop SE

Amy Johnson

From: Michelle West <westmichelle67@yahoo.com>
Sent: Thursday, May 24, 2018 9:00 PM
To: citycouncil
Subject: Save Creekside Golf Course

Mayor Bennett and City Council Members,

Please reconsider and overturn the May 14, 2018, motion establishing the Lone Oak Road Reimbursement District.

The District is based on building 210 homes on the golf course with each home paying about \$10,000 for the costs to build Lone Oak Road.

The District should not be approved because:

1. The court appeal has not been decided, 2. City rezoning and development approvals have not been granted, and 3. Developers already have the contractual obligation to build Lone Oak Road.

As a Salem resident, I am strongly opposed to the City Council taking any action that assumes the Creekside golf course will be subdivided into a housing development.

Thank you,
Michelle Hope

5446 Summerlake St. S.E.
Salem Oregon
97306