

CITY OF SALEM

Written Testimony

City Council

555 Liberty St SE
Salem, OR 97301

Monday, December 10, 2018

6:30 PM

Council Chambers

****Meeting Start Time is 6:30 pm****

4.a. [18-556](#)

City Council review of an appeal of the Planning Administrator's decision approving Class 3 Site Plan Review / Class 2 Driveway Approach Permit Case No. SPR-DAP18-15 for development of the Kuebler Gateway Shopping Center, including Costco, a retail fueling station, and four new retail shell buildings.

Ward(s): 4

Councilor(s): McCoid

Neighborhood(s): South Gateway Neighborhood Association

Recommendation:

Staff recommends that the City Council AFFIRM the October 23, 2018 Planning Administrator's Decision.

Attachments: [Vicinity Map](#)

[Planning Administrator's Decision SPR-DAP18-15](#)

[Anuta Appeal Letter Dated November 7, 2018](#)

[SNGA Appeal Letter dated November 7, 2018](#)

[Additional Public Testimony](#)

[PacTrust's Appeal Response](#)

[WN2018-0617 Response from DSL](#)

[Additional Public Comment received by 5:00 p.m. on 12-5-18](#)

[Additional Public Comment received by 3:30 p.m. 12-10-18](#)

Page
Break

Amy Johnson

From: berrethj@gmail.com
Sent: Saturday, December 08, 2018 10:57 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco

I support the new Costco at the proposed location.

Ardith Berreth
2241 Tuscana Ave. S.
Salem, Oregon 97306

Sent from [Mail](#) for Windows 10

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 7:50 AM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Thursday, December 06, 2018 1:32 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPhone

Begin forwarded message:

From: Ann Browning <brownie1969@me.com>
Date: December 6, 2018 at 12:19:56 PM PST
To: cbennett@cityofsalem.net
Subject: Costco

Dear Mayor Bennett,
I've lived in Salem over 20 years, and the existing location for a Costco on Mission St has been a nightmare and it's only gotten worse over the years. I believe Costco's proposed new location would help ease the traffic on Mission without creating I new problem on Kuebler St.

I know it's typically only people that oppose projects that tend to make their objections known. However I totally support the new proposed Costco location. I will try to attend the upcoming council meeting but in the event I am unable to attend, I would like my opinion known.

Respectfully,
Ann Browning

Sent from my iPhone

Amy Johnson

From: Aaron Cooper <anmcooper@gmail.com>
Sent: Saturday, December 08, 2018 6:25 PM
To: Chuck Bennett; citycouncil
Subject: proposed Costco location

Mayor Bennett and Council members,

We elected each of you to do the job of deciding what is best for the community and people residing in the community and as a conservative I am pleased with the job you are doing. It appears that a few members of the community feel much different than I do. I'm getting a bit tired of the whining of a few people who bring things to a standstill. It appears that they do this because they can and I for one am getting sick and tired these nanny state individuals causing our elected officials to divert mental energy and time from doing the job we the majority elected them to do.

Do these folk take into account the increase in the amount of employees, taxes, payroll taxes and jobs created for the construction of the project. I think not.

You could approve another sight and the same nanny staters would come up with the same objections and or add new ones because they consider that to be their duty. I suspect with their limited knowledge of what you folks went through to reach your decision they are just cage rattling.

I hope you are as tired as I am about small groups across America dictating how the majority of Americans go about daily living.

Please hold your ground and represent the majority of Salem residents.

Sincerely,

Army veteran and retired small business owner

Aaron B. Cooper

Amy Johnson

From: Anita Engberg <anitaengberg@centurylink.net>
Sent: Monday, December 10, 2018 12:52 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Proposed Costco

Thanks to all of you for hearing my voice via email since I am unable to attend tonight's Council meeting.

For several months I have been horrified at the rumors of a Costco building going in between 27th St., and Battle Creek, south of Kuebler. Traffic will be a nightmare! Have any of you driven on Kuebler during rush hours at either ends of the day? Bumper to bumper cars, believe me. During the summer of 2017 when Kuebler was down to one lane each direction during widening, traffic was terrible, spilling into the surrounding areas as people tried to find an easier way to and from work. At least we knew there would be an end to that. I live on a side street across from the new subdivision on Pringle south of Ewald, and all the additional cars from those homes has already increased local traffic significantly. If this Costco goes forth, very soon 27th St. and Battle Creek will also need widening. Do you really intend to let businesses like this, and their traffic increase, take over our residential areas? This is not the Salem I've grown to know and love. Please, please reconsider.

Anita Engberg
Concerned citizen, and a Costco member

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 7:01 AM
To: Amy Johnson
Subject: FW: Costco location

-Aaron | [503-540-2356](tel:503-540-2356)

From: Anneliese Foster [mailto:fosteranneliese@gmail.com]
Sent: Thursday, December 06, 2018 5:57 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco location

We wholeheartedly support the relocation of Costco to new location!

Annie and Ron Foster

Amy Johnson

From: allison marley <chrisandallisonmarley@gmail.com>
Sent: Thursday, December 06, 2018 11:47 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: I would love the New Costco on Kuebler

I'd like to voice my support for a new Costco on Kuebler. I would really appreciate it if it was approved and built. I would go there all the time and be able to buy milk and other essential groceries at a cheaper price for my family of 6. I live and work right off of Kuebler so this would really help me out.
Thank you very much.

--

Allison Marley
Salem, OR 97302.
503-371-3696 home
503-917-9477 cell

Amy Johnson

From: Amy Oles <amy.oles@hotmail.com>
Sent: Monday, December 10, 2018 6:57 AM
To: citycouncil
Subject: New Costco Location

Dear Council Members,

My household was very excited to hear about a new Costco location. The proposed location is not too far from the current store and we hope to see major improvements to the parking/entrance situation. There is too much traffic congestion at the Costco on Mission and Hawthorne. I cringe every time we have to go over there, especially during rush hour, and am concerned about getting into an accident. We love Costco and hope that the store will get the much needed relocation that has been proposed.

Sincerely,
Amy Oles

Amy Johnson

From: angie@bridalgalleriesalem.com
Sent: Saturday, December 08, 2018 9:01 AM
To: citycouncil
Cc: Aaron Panko; Pkahn@costco.com
Subject: Costco Land Use

Dear respected members,

I am writing in support of the proposed land use for Costco in South Salem.

If they are not permitted to build in South Salem, my concern is that they will build in Keizer, costing the City of Salem millions of dollars in lost revenue and taxes over the long term.

The small business community in Salem cannot shoulder the enormous cost to maintain city services by itself. Is additional traffic annoying? Sure. Are some people willing to complain about anything just for the sake of complaining? You know they will. I have great appreciation for those that serve our city, protect my streets, and manage our city services but as a small business owner, I feel that we need to attract and maintain corporate revenues to offset the rising costs of these services. We do so by finding that difficult balance between traffic disturbance and future revenues.

South Salem is a great location because it keeps the dollars in Salem and it reduces the need to travel outside of the city or worse yet, order online. The harder we make it for people to shop locally, the more likely it is that people will turn to online resources which in turn threatens our revenue for services, charitable contributions, and in the long term, the overall tax base. I raised my children in South Salem and I fought traffic daily. Over the years, Kuebler Blvd was improved and eventually became much more manageable to navigate. I believe that the city will continue to make these needed improvements to our community.

Thank you for your time and your continued hard work.

Angie Oven

The Bridal Gallery

Amy Johnson

From: Amy Low <aims805@yahoo.com>
Sent: Friday, December 07, 2018 12:49 PM
To: glennbaly12345@gmail.com; tj@huggins.com; Chuck Bennett; citycouncil
Subject: Costco Opening

I am very much opposed to the plans for the new Costco in South Salem. As a resident in South Salem, there is no provisions for the impact at that it will be doing to the traffic on Kuebler. I commute to work every day at rush hour, and it's already bad enough with just two lanes in each direction. The current location for Costco has more lanes and is bogged with traffic. Moving locations to a road that has half the amount of lanes, and will make horrible experiences for the residents. If there was a plan to widen the lanes to allow for more traffic, then it would be more efficient for traffic and make the move for Costco to be here a welcome addition. I will no longer shop at Costco if this is passed and will possibly move into another part of town.

Thank you,

Amy Ruiz

Amy Johnson

From: Aaron Panko
Sent: Saturday, December 08, 2018 11:59 AM
To: Amy Johnson
Subject: FW: Costco Relocation

-Aaron | 503-540-2356

-----Original Message-----

From: Anita Samaniego [mailto:anita7762@gmail.com]
Sent: Saturday, December 08, 2018 10:34 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco Relocation

I just want to voice my support for the Costco relocation. The citizens opposed are much more organized and vocal but please

consider those among us who are wholeheartedly in support of the relocation.

Sincerely,

Anita Samaniego

6077 Rolletti Dr SE

Salem, OR. 97306

480-209-3097

Amy Johnson

From: A Scott <scott46ac@gmail.com>
Sent: Friday, December 07, 2018 10:08 AM
To: Chuck Bennett
Cc: citycouncil
Subject: No to Costco

Hello Mr. Mayor and Counselors:

My wife and I do not support Costco moving to such a congested area on Kubler and 27th. While we love Costco, we think this decision is not good for that residential area of Salem.

Alan and Belinda Scott
Salem

Amy Johnson

From: Alison Spangler <alisonlynnspangler@gmail.com>
Sent: Thursday, December 06, 2018 11:00 PM
To: citycouncil
Subject: Costco

Hello! Me and my family are in total support of Costco coming to south Salem on Kuebler. Can't wait!!
Thank you!
Alison Spangler

Sent from my iPhone

Amy Johnson

From: Ariana Trowbridge <arianatrowbridge@gmail.com>
Sent: Friday, December 07, 2018 7:49 PM
To: Ariana Trowbridge
Subject: Costco

I understand that you are still taking feedback for the proposed new Costco location. I ask that you please do not move Costco to South Salem off Kuebler. As someone who works off Kuebler, I already see a great deal of traffic and can imagine the evening commute being even worse if Costco were to move out here. Kuebler gets very backed up, as does Commercial. This is not the right place for a Costco.

Thank you,
Ariana Trowbridge

Amy Johnson

From: Andrea Whalen <amwhalen45@yahoo.com>
Sent: Monday, December 10, 2018 10:03 AM
To: Chuck Bennett; citycouncil; Aaron Panko; Pkahn@costco.com
Subject: Costco proposal

Please, PLEASE do NOT allow Costco to develop at the Kuebler & Battlecreek location.

This area of Kuebler Boulevard is already SO congested much of the time and causes drivers much frustration. Adding a destination Costco would increase that frustration and congestion to ALL the hours the store would be open.

Instead, a location east of the freeway would be just as accessible as this proposed location. In addition, there are vacant areas along Mission that could accommodate the store. It is NOT necessary to grind up a lovely natural area, including a grove of historic white oak trees, to pave another parking lot and business. Mission is just as accessible to I-5 as Kuebler is. I realize the City would require a developer to replace the historic trees; but that doesn't protect or save the old, healthy trees.

This area is much too close to neighborhoods (plural!). The many gas stations involved could present a dangerous situation for any neighborhood. The Costco current location is NOT near neighborhood, nor are most of the available spaces along Mission.

With the proposal of two "mini-malls" near the I-5/Kuebler interchange, putting Costco here would simply create TOO MUCH TRAFFIC and too much commercialism for this area. Again, we have neighborhoods here!

Speaking of natural habitat, a commercial development such as Costco displaces songbirds and other wildlife that visit our area. Instead, the area becomes infested with rats and mice, feral cats, crows, starlings, seagulls, and bluejays -- all scavengers. I speak from experience. Neighborhoods would be subjected to the noise of huge delivery trucks and refrigerator trucks droning at all hours of the night, as well as dumpster drivers and people leaving their garbage. Not to mention the anguish of losing that treed area, the noise of construction, the general noise of a commercial enterprise. It's just not appropriate here. WE JUST DON'T WANT IT HERE!

Please consider the little guy!

Thank you.

Andrea & Mike Whalen
5141 Southbend Dr. SE

Amy Johnson

From: Ann Wray <adwray@msn.com>
Sent: Thursday, December 06, 2018 3:39 PM
To: Chuck Bennett; citycouncil; APancho@cityofsalem.net
Subject: New Costco on Kuebler Blvd

We live in Creekside subdivision. We would very much like the new Costco on Kuebler Blvd. I know there are some in opposition but I hope you will also pay attention to those of us that support the move. It seems to me that the property on Kuebler Blvd that is going to be used is going to be used for something and therefore the opposition is shortsighted. Costco will be a good use for that land.

David and Ann Wray
5871 Mission Hills St SE
Salem, OR 97306
503.364.9298

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:04 PM
To: Amy Johnson
Subject: FW: Please Don't build Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Sunday, December 09, 2018 5:14 PM
To: Dan Atchison <DArchison@cityofsalem.net>
Subject: Fwd: Please Don't build Costco

Sent from my iPad

Begin forwarded message:

From: Artem Zaichenko <artemz@hotmail.com>
Date: December 9, 2018 at 4:57:34 PM PST
To: "cbennett@cityofsalem.net" <cbennett@cityofsalem.net>
Subject: Please Don't build Costco

Dear Mayor Chuck,

As resident of South Salem I want to express my concern about proposed construction of Costco at Kuebler. We already experience congestion of high traffic on Kuebler. This location will contribute to worsening of traffic in South Salem especially with Amazon and other warehouses in close proximity already. The location is not going to serve our community better but would shift congestion at Mission street to Kuebler. Thank you for your time.

Art and Anna Zaichenko
5951 Legacy St SE
Salem, or 97306

Amy Johnson

From: Bryant Baehr <BryantBJB@msn.com>
Sent: Friday, December 07, 2018 8:10 PM
To: citycouncil
Subject: Support for Costco!

Dear City Council Members,

As a taxpayer and City of Salem resident I would like to voice my support for the Costco relocation plan and location. Please express my positive views regarding the move to city staff, members of the city council, and the public.

If you have any questions regarding my support please feel free to contact me directly.

Thanks,

Bryant

Amy Johnson

From: Ben Bednarz, Ph.D. <ben@bcwebhost.net>
Sent: Friday, December 07, 2018 5:14 PM
To: Chuck Bennett; citycouncil; Brad Nanke; Steve McCoid
Cc: CityRecorder
Subject: Re: Comments on proposed Costco Redevelopment at Kuebler and Boone Roads (Costco Case No. SPR-DAP18-15)

Hi,

This is a resend of my earlier email to make sure it includes the proper requirements, such as the Case number.

I am writing in opposition to the proposed Costco relocation to Kuebler Boulevard. I think that the City staff erred in approving this plan and that even if someone tries to argue that this approval is technically correct, it is not in the best interests of the City and would hurt the surrounding neighborhoods.

I have spent some time reviewing the recent (12/10/18) staff report generated by Aaron Panko. I am a commercial real estate owner and developer and I've worked with Aaron before, so I respect his opinion. At the same time, I know that Aaron is a technocrat, meaning he focuses on how matters might be determined according to his interpretation of the letter of the law, but not at how it actually affects the City and its citizens. In the proverbial senses, he doesn't see the forest for the trees. That is your job: to see how City decisions affect the public.

The various parties that appealed the original staff decision laid out five objections based on use not permitted, traffic, tree preservation, air quality, and water quality. Their objections are based on a combination of what was originally promised by the developers and what is likely to be the real impact on the area. The Staff report doesn't address either of these perspectives; instead, it sinks into the minutiae of City and State codes and whether the Costco development is technically allowed within these codes.

My first response is that, in my experience, interpreting code varies greatly by who is doing the interpreting. I have seen in the past where various staff members have presented interpretations that are mostly just their opinions and where alternative interpretations are just as valid. My point is that I know the Council depends upon City Staff as their "technical experts", but you also need to recognize that they are only human and their interpretations should not be considered as final authority. Simply because the Staff report gives you an interpretation that allows support of the Costco relocation doesn't mean that it must be allowed or that is really is supported by Code.

The bigger problem here is not about Codes. The neighborhoods surrounding this area were given specific assurances about the eventual redevelopment when the Zone Change and Comprehensive Plan Change were agreed upon in 2006 (and then approved by Council in 2007). Those promises are now being broken and it's up to the Council to enforce the original promises. The proposed development would definitely violate the terms agreed upon in 2006 and if the developers can't stick to their promises, then the original changes should be rescinded. (That's not legally possible, but I want to make it clear that they shouldn't be allowed to eat their cake and have it too.)

As someone who lives south of the proposed Costco location, my personal biggest worry is traffic. The Staff report claims that the redevelopment will still be within the permitted parameters of the City traffic plan. That doesn't mean that it's a workable solution. Not only is Kuebler a critical west-east artery, but Battlecreek/Pringle Road is one of the main arteries for bypassing Commercial street when going north-south. With the Costco development you're creating a choke point for all directions that will lead to unintended consequences. Specifically, I would expect to see a greater number of drivers taking shortcuts through residential neighborhoods to avoid traffic (which would increase the risk of pedestrian accidents), and a shift of traffic to Commercial Street, which is already overburdened. At a time when the City of Salem is already struggling with managing its traffic flows, you're creating a new problem without good cause.

"Good cause" is a good phrase to keep in mind here. Do you really see a benefit to the City as a whole from this relocation? Yes, we will gain access to a larger Costco without having to drive to Wilsonville. But I can't see the quality of life in our city being measured by how much warehouse shopping we get to do. And much of the purpose for the bigger Costco isn't to serve Salem, but rather to provide a regional retail center. That's not going to help Salem because you can't turn south Salem into another Keizer Station; you'll have a popular revolt before that happens.

I appreciate that sometimes the City Council faces difficult and divisive issues and can be forced into unpopular decisions. For example, I've been watching for decades as the Council has struggled with a third West Salem bridge plan. The Costco relocation plan isn't that kind of issue. This is a plan that benefits the developer -- in violation of their promises from 2006 -- and Costco, while providing no benefit to the City as a whole and severely harming the area neighborhoods.

I urge you to reverse the staff decision and block the relocation of Costco. The property developers should be required to adhere to the terms of their 2006 agreement. We should protect those neighborhoods, we should resist attempts to over-burden the traffic in that area, and we should look to the best benefits for Salem as a whole.

Sincerely,

Ben (Bernard) Bednarz

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 2:58 PM
To: Amy Johnson
Subject: FW: Copy of letter to Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Monday, December 10, 2018 12:19 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Copy of letter to Costco

Sent from my iPad

Begin forwarded message:

From: "Ben Bednarz, Ph.D." <ben@bcwebhost.net>
Date: December 10, 2018 at 11:35:20 AM PST
To: "Chuck Bennett" <CBennett@cityofsalem.net>
Subject: Copy of letter to Costco

Hi Chuck,

Preceding tonight's hearing, I thought you might find my email below interesting. I sent it to Peter Kahn, who is VP of real estate for Costco. It basically argues that they don't understand Salem well enough to appreciate the impact of what they're doing.

Good luck tonight,

Ben

From: [Ben Bednarz, Ph.D.](#)
Sent: Monday, December 10, 2018 11:32 AM
To: pkahn@costco.com
Subject: Costco relocation in Salem, OR

Hi Peter,

My name is Ben Bednarz and, just to be up front about this email, I am one of the many people opposing the relocation of Costco in Salem to the Kuebler Blvd area. I'm writing because I think

Costco (your department of Costco, specifically) misjudged both the desirability of this new location and the overall reception for the idea in Salem.

I am a commercial real estate developer and investor, but I worked entirely in Salem. I can appreciate the needs of growth and have experienced the challenges of introducing necessary change that might face local resistance. That said, because I am local and only work in Salem, I am keenly aware of the benefits and drawbacks to the people of Salem for every commercial development.

Obviously, you have traffic studies, demographic studies, and so on, that on paper make the Kuebler location look like the right choice for a new location. It's not. The Kuebler Rd/Battlecreek Rd area doesn't have the flexibility to handle that kind of traffic, regardless of what the traffic study claims. Even the large numbers of bicycle riders that go right through that area during the good weather months are going to have problems with your new store. Also, the residential neighborhoods are too close to the proposed location. These are people who paid more for their houses to get away from some of the inner congestion of Salem and into a suburban-rural blend, and they're going to resent you for bringing that congestion to their neighborhood. You won't be able to see these limitations from your studies, not until it's too late and you're just experiencing one complaint or problem after another. This isn't the kind of stuff that shows up on paper; you have to live here to recognize it.

I don't expect this email to influence your decision about the Kuebler location. However, tonight the City Council will hold their hearing on the matter. There is a fairly good chance that they'll reverse the decision based on popular opposition. If that happens, I suggest that in the future you take a different tactic and put more effort into finding out what the local people want before making your plans.

Living in Salem isn't like living in Seattle. People mostly don't move here for the jobs or the excitement; they move here for the livability. This is where you go if you're starting a family and want a great place to raise kids, or if you're older and you want a more relaxed lifestyle. As a result, change in Salem is always going to be judged on how it affects livability. Your current plan is poor because it provides only modest benefit to the City as a whole while causing severe harm to part of the City. Maybe you need to spend more time here; or perhaps find a local broker who is less concerned with making a big commission and more interested in what happens to this city.

I can't wish you luck with this project. I am hoping that this process will raise your awareness of the community you're impacting.

Sincerely,

Ben Bednarz
ben@bcwebhost.net
503-851-2941

Amy Johnson

From: Ben Bednarz, Ph.D. <ben@bcwebhost.net>
Sent: Friday, December 07, 2018 12:30 PM
To: Chuck Bennett; citycouncil; Brad Nanke; Steve McCoid
Subject: Comments on proposed Costco Redevelopment at Kuebler and Boone Roads

Hi,

Hi,

I am writing in opposition to the proposed Costco relocation to Kuebler Boulevard. I think that the City staff erred in approving this plan and that even if someone tries to argue that this approval is technically correct, it is not in the best interests of the City and would hurt the surrounding neighborhoods.

I have spent some time reviewing the recent (12/10/18) staff report generated by Aaron Panko. I am a commercial real estate owner and developer and I've worked with Aaron before, so I respect his opinion. At the same time, I know that Aaron is a technocrat, meaning he focuses on how matters might be determined according to his interpretation of the letter of the law, but not at how it actually affects the City and its citizens. In the proverbial senses, he doesn't see the forest for the trees. That is your job: to see how City decisions affect the public.

The various parties that appealed the original staff decision laid out five objections based on use not permitted, traffic, tree preservation, air quality, and water quality. Their objections are based on a combination of what was originally promised by the developers and what is likely to be the real impact on the area. The Staff report doesn't address either of these perspectives; instead, it sinks into the minutiae of City and State codes and whether the Costco development is technically allowed within these codes.

My first response is that, in my experience, interpreting code varies greatly by who is doing the interpreting. I have seen in the past where various staff members have presented interpretations that are mostly just their opinions and where alternative interpretations are just as valid. My point is that I know the Council depends upon City Staff as their "technical experts", but you also need to recognize that they are only human and their interpretations should not be considered as final authority. Simply because the Staff report gives you an interpretation that allows support of the Costco relocation doesn't mean that it must be allowed or that it really is supported by Code.

The bigger problem here is not about Codes. The neighborhoods surrounding this area were given specific assurances about the eventual redevelopment when the Zone Change and Comprehensive Plan Change were agreed upon in 2006 (and then approved by Council in 2007). Those promises are now being broken and it's up to the Council to enforce the original promises. The proposed development would definitely violate the terms agreed upon in 2006 and if the developers can't stick to their promises, then the original changes should be rescinded. (That's not legally possible, but I want to make it clear that they shouldn't be allowed to eat their cake and have it too.)

As someone who lives south of the proposed Costco location, my personal biggest worry is traffic. The Staff report claims that the redevelopment will still be within the permitted parameters of the City traffic plan. That doesn't mean that it's a workable solution. Not only is Kuebler a critical west-east artery, but

Battlecreek/Pringle Road is one of the main arteries for bypassing Commercial street when going north-south. With the Costco development you're creating a choke point for all directions that will lead to unintended consequences. Specifically, I would expect to see a greater number of drivers taking shortcuts through residential neighborhoods to avoid traffic (which would increase the risk of pedestrian accidents), and a shift of traffic to Commercial Street, which is already overburdened. At a time when the City of Salem is already struggling with managing its traffic flows, you're creating a new problem without good cause.

"Good cause" is a good phrase to keep in mind here. Do you really see a benefit to the City as a whole from this relocation? Yes, we will gain access to a larger Costco without having to drive to Wilsonville. But I can't see the quality of life in our city being measured by how much warehouse shopping we get to do. And much of the purpose for the bigger Costco isn't to serve Salem, but rather to provide a regional retail center. That's not going to help Salem because you can't turn south Salem into another Keizer Station; you'll have a popular revolt before that happens.

I appreciate that sometimes the City Council faces difficult and divisive issues and can be forced into unpopular decisions. For example, I've been watching for decades as the Council has struggled with a third West Salem bridge plan. The Costco relocation plan isn't that kind of issue. This is a plan that benefits the developer -- in violation of their promises from 2006 -- and Costco, while providing no benefit to the City as a whole and severely harming the area neighborhoods.

I urge you to reverse the staff decision and block the relocation of Costco. The property developers should be required to adhere to the terms of their 2006 agreement. We should protect those neighborhoods, we should resist attempts to over-burden the traffic in that area, and we should look to the best benefits for Salem as a whole.

Sincerely,

Ben Bednarz

Amy Johnson

From: Bryce Campbell <brycecampbell@comcast.net>
Sent: Friday, December 07, 2018 7:40 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Support For New Costco Location

Dear Ladies and Gentlemen,

Please approve the new Costco location at Kuebler Blvd. and 27th Ave.

Thank you,

Bryce Campbell, Salem resident

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 3:40 PM
To: Amy Johnson
Subject: FW: Proposed Costco Location

-Aaron | 503-540-2356

-----Original Message-----

From: Beverly Carrick [mailto:bev carrick@gmail.com]
Sent: Monday, December 10, 2018 3:27 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Proposed Costco Location

I would like to voice my support for the proposed location of Costco on the corner of Kuebler Blvd. and 27th Avenue. I have seen the drawings of the site plan, and they seem quite appropriate for that location. I like the fact that Costco will be conveniently located close to the I-5 corridor with easy on and off ramps from Kuebler. I see that there are several entrances to Costco, which should reduce the amount of congestion we currently have at the Costco on Mission Street.

As a member of Costco for 17+ years, I am happy to have Costco as a neighbor and know that they will do whatever is necessary to become a good neighbor.

Yours truly,

Beverly Carrick
8226 Enchanted Ridge Ct
Turner, OR 97392

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 10:57 AM
To: Amy Johnson
Subject: FW: Costco Relocation

-Aaron | 503-540-2356

From: Bruce Carter [mailto:bretrac@msn.com]
Sent: Monday, December 10, 2018 10:55 AM
To: Chuck Bennett <CBennett@cityofsalem.net>
Cc: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco Relocation

Good Morning Mr. Mayor,

I am a 35 year local resident who has always lived with my family within 97302. I have seen Salem grow over those years and have noticed the increase of traffic congestion along Mission Street despite the multiple traffic and street improvements. I have also been a long-term member of Costco and will often drive to the store in Albany to avoid the Mission St. traffic and take advantage of the larger store, easier access and lesser congestion around the gas station. **I fully support the relocation of the Costco store to the Kuebler/27th Ave** interchange to be able to increase the store footprint, lessen the congestion around the gasoline station and to decrease the traffic along Mission Street. I realize that there will consequently be more traffic at the new location but believe that the street layout will be able to handle the increase more easily. I do not have access to the current traffic numbers along those arteries but think that the closer access to the interstate will allow for easier access to all customers and also attract visitors who are just passing through Salem.

Most Cordially,

Bruce Carter

Amy Johnson

From: Bradley Cunningham <b43229@yahoo.com>
Sent: Monday, December 10, 2018 10:45 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: opposition to new Costco location

Good Morning -

I would like to inform you about my opposition to the current proposed Costco location. I am generally in complete favor of business growth, however there are many reasons that this location is not appropriate for this type of retail outlet.

Simply put, Costco is a very large and high traffic destination retail location. Salem has ample space for developments, there are few supply issues in regard to land to develop. For example, very close to the proposed development is the Mill Creek area, with plenty of land, existing roads and few nearby residents.

The proposed development greatly affects the surrounding neighborhoods and the location is a poor choice for a retail store of this size and traffic patterns. The livability and safety, due to extreme traffic increases, of nearby neighbors will be adversely affected.

Thank you
Brad Cunningham
1542 Freedom Loop SE
Salem

Amy Johnson

From: Beth Doyle <beth@uppercircle.com>
Sent: Friday, December 07, 2018 3:17 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: costco

I am near the proposed area of their store going in and I am supportive of it and hope that you will approve the site. I like their plan with the exception of the round-about, they are dumb and don't afford the flow of traffic that this site will need.

Beth Doyle
1300 Boone Rd SE
Salem, OR 97306
503.391.1300

CONFIDENTIALITY NOTICE: The Information contained in this message is legally privileged and confidential information intended only for the use of the individual or entity named above. If the reader of the message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any release, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the author immediately by replying to this message and delete the original message.



Virus-free. www.avg.com

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:22 PM
To: Amy Johnson
Subject: FW: Contact Mayor Chuck Bennett

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 11:14 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Contact Mayor Chuck Bennett

Sent from my iPad

Begin forwarded message:

From: <bongriswold@gmail.com>
Date: December 7, 2018 at 10:32:21 AM PST
To: <cbennett@cityofsalem.net>
Subject: Contact Mayor Chuck Bennett

Your Name	Bonnie Griswold
Your Email	bongriswold@gmail.com
Your Phone	503-581-1580
Street	675 Greencrest St NE
City	Salem
State	OR
Zip	97301
Message	I received letter from Costco re. proposed new site on Boone Rd S off Kuebler. It was suggested to contact your office if in favor of the move from Mission Street instead of attending the City Council Meeting on Dec 10. I would am in favor of the new location. I currently live near the present location and it is a nightmare to reach during busy times. I welcome a new location.

This email was generated by the dynamic web forms contact us form on 12/7/2018.

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:03 PM
To: Amy Johnson
Subject: FW:

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Sunday, December 09, 2018 6:43 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd:

Sent from my iPad

Begin forwarded message:

From: <daicin98@aol.com>
Date: December 9, 2018 at 5:34:55 PM PST
To: cbennett@cityofsalem.net

I wish to express my thoughts regarding construction of a Costco on property on Kuebler at Boone Road. This company has provided needed jobs and bulk buying for hundreds of families. Parking at the present store is far from adequate resulting of back up of traffic. I have watched the bridge project that does not seem that the council does consider a problem from and to greater Salem. I am in favor of the new store and wish you and the council will really look to the bigger involvement of Costco in this area. Thank you. Barbara Haskins 2335 37th Ave NW, Salem Oregon 97304

Amy Johnson

From: brian <brian@brianlhayes.us>
Sent: Sunday, December 09, 2018 8:32 AM
To: citycouncil; Chuck Bennett; Aaron Panko; pkhan@costco.com
Subject: Salem Costco

To whom it concerns,

Regarding Costco moving locations we believe that would be an expensive venture that will not lessen the burden on the Costco in Salem. Between Wilsonville and Salem there is a huge void where an additional Costco could be built which would relieve the pressure on both the Salem and Wilsonville Costco.

To simply relocate the Salem Costco further south appears to do nothing to ease the burden on the Salem Costco; it merely places the Salem Costco closer to the Albany Costco, which doesn't appear to serve a beneficial purpose, not to mention it would be a very costly move.

Another Costco needs to be built between Wilsonville and Salem while the current Costco needs to remain open in Salem.

Thank you,
Brian and Gina Hayes
NE Salem, OR.

Sent from Samsung tablet.

Amy Johnson

From: bob hidley <rhidley@hotmail.com>
Sent: Saturday, December 08, 2018 2:49 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Cc: Pkahn@costco.com
Subject: Proposed Costco

We have reviewed plans for the proposed Costco on the Southwest corner of Kuebler Boulevard and 27th Avenue. We are in support of the proposed location, believe this is a good use of the existing commercially zoned area and will have a minimal impact regarding traffic congestion. In fact it will reduce the current traffic on Mission Street. Personally it will reduce our travel time to drive to Costco; which we do weekly. Currently we usually drive to the Albany Costco because of the congestion at the Salem Costco. So the new location will return our business in Salem.

Bob Hidley
5835 Lone Oak Road SE
Salem, O 97306

Amy Johnson

From: Brian Hines <brianhines1@gmail.com>
Sent: Saturday, December 08, 2018 8:35 PM
To: citycouncil; Chuck Bennett
Cc: CityRecorder
Subject: Testimony in opposition to Costco proposal

Dear Mayor Bennett and other members of the City Council:

I'm a Costco member who got a letter from the company urging me to support the Salem store's relocation to the Kuebler Gateway Shopping Center. But actually I'm urging you to *reject* the current project plan, since I consider that the two appeals by concerned neighbors have a lot of merit.

Here's a link to a blog post I just wrote about the Costco proposal.

<https://hinessight.blogs.com/salempoliticalsnark/2018/12/tell-the-salem-city-council-the-plan-for-a-new-costco-sucks.html>

Among other concerns, such as traffic projections, it just doesn't seem credible that the only place on the property the Costco store supposedly can be located is precisely over the grove of eight significant Oregon White Oaks.

I tried to examine the alternative site plans listed as Exhibit 5 in the very lengthy PacTrust response to the appeals, but was unable to locate the plans. As noted in my blog post, I searched the PacTrust file for both "Exhibit 5" and "Exhibit" and couldn't locate the alternative site plans.

However, architect Geoffrey James, who also favors preservation of the White Oaks, shared the alternative site plans in a document he produced. It certainly seems like those alternative plans deserve more attention than Costco/Pac/Trust is giving them — seemingly because preserving the oaks would somewhat lessen the profit expected from the development. See:

<https://hinessight.blogs.com/files/costco-oaks-protection.pdf>

But my understanding of the City ordinance is that it allows removal of significant White Oaks for commercial development only if this is "necessary." Which implies, unavoidable. Yet the alternative site plans show that killing the eight trees is avoidable.

Sincerely,

Brian Hines
10371 Lake Drive SE
Salem, OR 97306

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: BARBARA JARVIS <baj13@comcast.net>
Sent: Friday, December 07, 2018 4:12 PM
To: citycouncil
Subject: Costco Development

To whom it may concern...I am in full support of the Costco Development in South Salem.

Thank you,

Barbara A. Jarvis, Costco Member

Amy Johnson

From: Stacey Johannessen <akstacey75@hotmail.com>
Sent: Monday, December 10, 2018 1:51 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco Site Plan

Greetings Mayor, Council and Community Development Department,
We just wanted to send a short note of being in favor of Costco's approved site plan application for their location at the southwest corner of Kuebler Boulevard and 27th Avenue in Salem.
We believe this new location is a much safer zone for traffic. On our first few shopping trips to the existing Costco in Salem, we witnessed fender benders and congested traffic patterns. We decided not to risk driving and parking in that area and ever since, have commuted to Albany's Costco for our weekly shopping. The approved site plan at Kuebler and 27th has addressed the traffic concerns with improved traffic flow and multiple entrances and exits and once open, we would resume shopping in Salem.

Respectfully,
Brian and Stacey Johannessen
2155 Robins Lane SE #25
Salem, OR 97306
phone 971-701-9114

Amy Johnson

From: timmali@aol.com
Sent: Thursday, December 06, 2018 4:06 PM
To: APanko@cityofsalem.netue; Chuck Bennett; citycouncil
Subject: Proposed Costco Building Site - Keubler and 27th Avenue

My husband and I want to voice our support in favor of Costco's proposed plan to develop a new warehouse at Kuebler Road and 27th Avenue in Salem. A Costco store in this area would be a great benefit to residents. This move would relieve traffic congestion at the current site and make it more convenient for residents living in the south area of Salem.

Barry and Linda Kolber
1015 Denise Street SE
Salem OR 97306

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:06 PM
To: Amy Johnson
Subject: FW: Costco Proposed Location

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Sunday, December 09, 2018 12:32 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco Proposed Location

Sent from my iPad

Begin forwarded message:

From: Bette Lang <bettelang63@gmail.com>
Date: December 9, 2018 at 12:27:39 PM PST
To: cbennett@cityofsalem.net
Subject: Costco Proposed Location

I fully support Costco in their plan to build on Kuebler Blvd and 27th Avenue. I encourage your council to approve this proposal. The current location on Mission and Hawthorne is a crowded chaotic traffic nightmare. Thank you.

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:14 PM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Saturday, December 08, 2018 6:01 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPad

Begin forwarded message:

From: BILLIE J LARSON <billie.larson@comcast.net>
Date: December 7, 2018 at 9:53:50 PM PST
To: cbennett@cityofsalem.net
Subject: Costco
Reply-To: BILLIE J LARSON <billie.larson@comcast.net>

Just decided to put my two cents in about this Costco going in in South Salem. I am all for it. I am tired of there being no or few places to shop out here. 14 miles for me to go to Keizer Station and about 9 to the mall on Lancaster. i would welcome some new businesses in South Salem.

Billie Larson

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:17 PM
To: Amy Johnson
Subject: FW: proposed Costco of Kuebler Blvd.

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 3:45 PM
To: Dan Atchison <DArchison@cityofsalem.net>
Subject: Fwd: proposed Costco of Kuebler Blvd.

Sent from my iPhone

Begin forwarded message:

From: Bernd Meier <buwem00@yahoo.com>
Date: December 7, 2018 at 12:15:36 PM PST
To: "cbennett@cityofsalem.net" <cbennett@cityofsalem.net>
Subject: proposed Costco of Kuebler Blvd.

Honorable Sir !

My name is Bernd Meier . I am a Costco member and I am in favor of the , hopefully , new Costco . It simply makes more sense to me for various reason , traffic being the biggest one . It'll take quite a bit of traffic away from highway 22/ Mission R and the proposed plan looks like minimal traffic on and off Kuebler Blvd . Even though I have to drive further to the new location , I think this is a good thing for the entire community .

Thank you for your time

Bernd U Meier

2200 Lancaster Dr. SE , unit 23D

Salem , OR. , 97317

503-990-8474

Amy Johnson

From: Linda Miller <bruceandlindamiller@gmail.com>
Sent: Friday, December 07, 2018 7:09 PM
To: cbennet@cityofsalem.net
Cc: citycouncil
Subject: Support of Costco moving to the corner of Kuebler Blvd. and 27th Ave

We support the move Costco wants to make. We understand the concerns about traffic, but traffic all over Salem is getting worse. That is a good thing because it means people are moving here, working and shopping.

That area will be developed and from everything we can tell Costco is a great place for people to work!

We support Costco moving to the south end of town.

Res

Bruce and Linda Miller
4520 Matthews Loop S
Salem, Oregon 97302

Amy Johnson

From: Brenda A. Reitz <Brenda.Reitz@salemhealth.org>
Sent: Friday, December 07, 2018 5:26 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Proposed new Costco site

Mr. Mayor and City Council Members:

My husband and I fully support the new proposed location for the Costco project. This is the ideal project for this land use. We have our home in south Salem, and see no infringement on the local residents. It will actually provide a noise buffer from the busy Keubler Blvd, for the homes directly south. Thank you for your consideration.

P.S. We would also LOVE to see Starbucks in this plaza too!

Brenda Reitz, MBA, CCA, CSTR

Trauma Service
Salem Hospital

SALEM HEALTH

Hospitals & Clinics

brenda.reitz@salemhealth.org
890 Oak St. SE | Bldg B, #6213 | Salem, OR 97301
503-814-6835

Confidentiality Notice: The information contained in this email and any attachments may be legally privileged and confidential. If you are not an intended recipient, you are hereby notified that any dissemination, distribution, or copying of this email is strictly prohibited. If you have received this email in error, please notify the sender and permanently delete the email and any attachments immediately. You should not retain, copy, or use this email or any attachment for any purpose; nor disclose all or any part of the contents to any other person.

Amy Johnson

From: Bjorn Syverson <bjornsyverson@gmail.com>
Sent: Thursday, December 06, 2018 3:09 PM
To: Chuck Bennett; citycouncil
Subject: Costco Site Plan

Mr. Bennett and Members of the City Council,

It has come to my attention that the site plan for the new Costco will be addressed at the upcoming city council meeting. I am unable to attend the meeting and would like to voice my thoughts on the matter.

As someone who lives in South Salem, I greatly appreciate the fact of the site change. The current Costco site is inefficient because of it's single entrance and exit. The new site will provide numerous avenues of entry and open the opportunity to serve more in our community.

I do understand that not everyone will be pleased with this site change, but through my time on this earth, I have learned that you cannot please everyone. I'm sure that all of you have come to the same conclusion, as sad as it is, we can't please everyone.

I hope that you weigh both sides of this dispute and use your judgment as our elected officials to decide on the matter.

Thank you for your service and time,
Bjorn Syverson

Amy Johnson

From: Ben Ward <benward55@hotmail.com>
Sent: Sunday, December 09, 2018 6:04 PM
To: CityRecorder; citycouncil
Cc: Chuck Bennett
Subject: Costco Case No. SPR-DAP18-15".

Greetings,

I am writing to express my strong opposition to the new Costco development. While the area may be zoned for it you are allowing a large commercial Enterprise to be planted in the middle of a nice middle class residential area. My biggest concern is the enormous increase in traffic. Kuebler and the surrounding roads are already packed and I anticipate the roads will be one impassible at certain times. This will greatly affect the quality of life for the residents. It's also going to affect the traffic on battle creek towards I5 off Delaney. We did not choose to live in this area to be overwhelmed by traffic. I expect the increase in traffic to cause many safety concerns.

Secondly I expect an increase in crime in the area as more people flood the area.

Costco needs to be developed in an area that has better road infrastructure and is not in the middle of a residential area. I am guessing those that approved the application and are involved in the development don't live in the area.

Ben Ward
2737 Robin's lane se
Salem, OR 97317

Get [Outlook for Android](#)

Amy Johnson

From: Bill Whitehead <bill.terri@comcast.net>
Sent: Friday, December 07, 2018 5:23 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Cc: bill.terri@comcast.net
Subject: Proposed Costco on Kuebler

Our family lives in Southeast Salem and are very concerned about the proposed new Costco location on Kuebler Blvd. & 27th Ave. We are happy, long term Costco members who understand the Salem Costco is facing challenges related to their business growth. With that said, we are very concerned about the heavy traffic congestion, pollution and safety concerns that will result from the Kuebler location.

The local infrastructure just does not adequately support the volume of traffic that a Costco produces. This is especially true once traffic moves east of I-5 and the two-lane roadway becomes one lane each way. It seems to us to be irresponsible for the City of Salem to even consider such a high volume commercial retail outlet in a neighborhood facing such significant traffic restrictions.

This will certainly create traffic congestion, delays and in turn increase traffic-related pollution as well as traffic and pedestrian related safety risks.

We appreciate this opportunity to voice our concerns and thank you for your time and consideration.
Bill and Terri Whitehead

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 1:23 PM
To: Amy Johnson
Subject: FW: Costco

-Aaron | 503-540-2356

-----Original Message-----

From: Bonnie Whitehurst [mailto:donnbon@mac.com]
Sent: Friday, December 07, 2018 1:21 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco

I would like to you know that I am in favor of Costco coming to there new spot. I think it will be easier to get in and out of the parking area.

Bonnie Whitehurst

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 9:38 AM
To: Amy Johnson
Subject: FW: Costco proposed new location

-Aaron | 503-540-2356

-----Original Message-----

From: bbwoodshed@comcast.net [mailto:bbwoodshed@comcast.net]
Sent: Friday, December 07, 2018 9:19 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco proposed new location

I am registering my support for the new approved location off Kuebler Blvd.

Bruce Wood
544 Joseph St SE
Salem, OR 97302

Sent from Xfinity Connect Application

Amy Johnson

From: Carole Astley <carolegibbsastley@gmail.com>
Sent: Monday, December 10, 2018 3:09 PM
To: Chuck Bennett; citycouncil; Cara Kaser; Tom Andersen; Brad Nanke; Steve McCoid; Matthew Ausec; Chris Hoy; Sally Cook; Jim Lewis
Subject: Opposition to Costco being relocated to Kuebler Blvd

Dear Mayor Bennett and Councilors -

First off, THANK YOU for your time to serve our great city. I'm sure you don't get enough credit for giving up your valuable free time and tonight's issue of Costco relocating to a residential area is sure to be a hot topic indeed! I was hoping to be there to address you in person but am now not able to be there. I did want to make sure you knew that as a South Salem resident I am opposed to the relocation of Costco to the Kuebler and 27th intersection. Kuebler is already backed up at major commuter times of the day to the point where I will usually take another street to access I-5 the couple days a week my work takes me to Portland. I also make sure I don't take the Kuebler exit when I return from Portland if it is between 4-6 pm as it is certainly quicker and less frustrating to take Mission and go through surface streets to get home to South Salem. It is obviously busy other times of the day too but since I only 'accidentally' take Kuebler to I-5 when I'm not thinking about it, I don't know all the exact times it is backed up since I try and avoid it as much as I can. I worry that siting a Costco on such a busy street as Kuebler is not a wise decision. I also worry about access to the Salem Clinic Urgent Care. As a mother, I go there way more times a year than I go to Costco. I think this is the best urgent care in the whole Salem/Keizer area because it is easy to drive in and park and they are very fast with their service too. If they share an entrance with Costco as it appears they will on the map Costco sent out, that is going to be troublesome for the people in need of quick medical services.

In full disclosure I am a Costco member but I have not experienced any issues with parking or shopping at the Mission and Hawthorne location. I only go a few times a year at the most, so maybe I don't see how busy it gets to warrant this move. It is a busy place, I get that. All Costco's I've ever been in have been busy and that is what you expect when you go to Costco. It is never going to be as easy as parking at Roth's or Safeway, running in to grab a couple items and be back in your car in 5 min. You expect traffic, parking problems and long lines at Costco and I don't see that getting better by allowing them to move to Kuebler. Frankly it seems like it would be worse being in a residential area that is just not prepared for this amount of traffic. I actually do not live in this South Salem neighborhood surrounding the proposed Costco, although I'm sure you will hear from all of those neighbors tonight!

I am guessing that city and county zoning doesn't allow for Costco to go on the East side of I-5 on Kuebler where they could be neighbors with Amazon and those other large commercial operations out there? Honestly that seems like a much better fit for such a huge store so my guess is there must be a reason they can't go there or that would surely be their first choice. That would be my first choice for a Costco I'd like to shop at with easy access and less congestion to get in and out! Most Costco's I've shopped at are 'inconveniently located' and that doesn't harm their business one little bit. Customers will seek them out and find them no matter how hidden they are!

I am not anti-development, in fact I'm thrilled by the fact that Trader Joe's and other 'new' developments have been added into our South Salem neighborhood the last few years. I enjoy the ease of being able to shop at smaller stores like Rite Aid and Walgreens and my family dines frequently at Mod Pizza and Jersey Mike's. We are thrilled to have the food carts in South Salem as well. I personally would like to see smaller retail development (space and pricing flexibility to encourage independent stores would be wonderful too as we don't

have much of these businesses in South Salem) and restaurants in this site instead of a big box store like Costco. The traffic to go to smaller retail stores would be more compatible with the residential neighborhood surrounding this area and not add to the traffic issues we already experience daily on Kuebler.

Thank you for your consideration. Sorry I will miss the circus that will surely be happening at your meeting tonight!

Carole Astley
Business professional who works in Salem and Portland
Mom of three + one husband :)
South Salem resident
carolegibbsastley@gmail.com
(503) 705-8694

Amy Johnson

From: carolbednarz <carolbednarz@gmail.com>
Sent: Monday, December 10, 2018 10:30 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco development

The South Salem community is asking that Costco find another area to build their proposed facility.

Everyone agrees that the traffic on Mission is congested because of Costco. However, with the recent building expansion in the south area alone has caused congestion on Kuebler. Traffic backs up on Kuebler now as people try to use the on ramp to I-5. Imagine what this traffic will bring from this proposed Costco location.

Please support the south community. We have major development going on near skyline and liberty. HUGE apartment buildings near Crossler middle school. The traffic is incredible.

Please ask COSTCO to find an area that can expand and not limit this community. Such as east of the city near Amazon facility, or near Keizer Station there are alternatives.

Please support the south community.
Carol Bednarz. Salem, Oregon

Sent from my T-Mobile 4G LTE Device

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:18 PM
To: Amy Johnson
Subject: FW: Costco move

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 3:23 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco move

Sent from my iPhone

Begin forwarded message:

From: <ladycynburcher@aol.com>
Date: December 7, 2018 at 1:25:29 PM PST
To: cbennett@cityofsalem.net
Subject: Costco move

I saw the plan for the new Costco location and I think it is a FABULOUS idea. It has plenty of room, the gas station is out of the way of the store and there are four entry points and three exits which are wonderful.

I totally agree that Costco should MOVE and I look forward to doing business at the new location. The one on Mission is Soooooo.... crowded with cars and congested because of the gas station and only ONE entry and exit! Not fun.

Please OKAY the new plan - it's wonderful! I see no problems.
Cynthia Burcher

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 1:30 PM
To: Amy Johnson
Subject: FW: Costco plans

-Aaron | [503-540-2356](tel:503-540-2356)

From: ladycynburcher@aol.com [mailto:ladycynburcher@aol.com]
Sent: Friday, December 07, 2018 1:29 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco plans

Hello,

I have seen the plan for the new Costco space on Kuebler and I think it is FABULOUS. There are 4 entries and 3 exits - all of which will make the traffic issues much more pleasant to customers. The current location on Mission is a nightmare at times with only 1 entry/exit and the gas station location.

The new plan has the gas station away from the store - absolutely a great improvement. I see no problems with this plan and I urge the council to approve the Costco expansion. It's a wonderful site and I look forward to doing business at it.

Thank you for your consideration,
Cynthia Burcher

Amy Johnson

From: Caroline <carolineandbob@mindspring.com>
Sent: Sunday, December 09, 2018 6:43 PM
To: Chuck Bennett; citycouncil
Cc: CityRecorder
Subject: Opposition by user of these intersections to Costco's planned relocation, CASE SPR-DAP18-15

Honorable Mayor and City Councilors

Cc: City Recorder

City of Salem, Oregon

Re: Costco Case Number SPR-DAP18-15 – Opposed

My husband and I live approximately 2-1/2 miles south of the intersection of Kuebler Blvd. and Battle Creek Rd. Due to the lack of good routes, on our frequent vehicle trips to/from Salem we normally drive through the intersections which will be affected if Costco relocates as planned.

There are two primary reasons that I oppose this proposal:

1. Costco is a magnet for shoppers from far outside Salem and the proposed site is ill-suited for this.

Last week, I was chatting with a good friend who lives northeast of Salem in Scotts Mills. She rouinely drives approximately 25 miles to visit Costco in Salem. She said her friends from Silverton and Woodburn do, as well.

The current Costco location is ideally situated to accommodate traffic coming from areas around Salem since it is at the junction of Interstate 5 and State Highway 22 and has plenty of capacity along Mission and Hawthorne to handle a stream of cars going in/out. However, the proposed site is ill-suited to host traffic from all over Salem and many miles around. I already feel as though I must hold my breath as I drive on Battle Creek Rd. through the intersections at Boone Rd. and Kuebler Blvd. Two of my nearby neighbors have had significant accidents there in the past few years. Since the block from Boone to Kuebler is unusually short, adding a signal light at Boone Rd. will change but not improve the situation, instead exacerbating other problems at those intersections.

2. Kuebler Blvd. is classified as a “Parkway” and the proposed facility’s traffic would be incompatible.

By Salem’s own standards, Kuebler Blvd. is supposed to be a high-speed roadway with minimal, if any, access to the roadway other than from streets. I drove to a doctor appointment at one of the medical buildings at the corner of Kuebler and Skyline last week. On the way, I noticed that there was not a single “driveway” on Kuebler between Battle Creek Rd. and Skyline. So, on the way home, I checked my odometer and observed that the ENTIRE length of Kuebler from Skyline to Turner Rd. (where it curves north as Cordon Rd.) does not have a single non-street access point other than the one intended to service Costco. So, for 4.5 miles, the city has properly enforced the parkway limitation on access points ----- EXCEPT for one at the proposed site.

Why is there an exception to the city’s roadway policies for this particular site? Is it because it is obvious that the access otherwise (from Boone Rd. and 27th Ave.) is pitiful? **Shouldn’t that fact sound alarm bells that the city should be particularly careful about what kind of commercial facilities it allows at that location?**

I have been a Costco member for approximately 18 years. In general, I believe they make fairly sound business judgments. However, in this case, I agree with one of my neighbors who is also a long-time Costco member. With

insight and succinctness, she said the proposed relocation of the store is “a stupid idea”. Please do not allow it to proceed.

Regards,
Caroline Childers
Mahalo Drive, Salem, Oregon

Amy Johnson

From: Christine Chute <cachute@gmail.com>
Sent: Friday, December 07, 2018 8:07 AM
To: citycouncil
Subject: Fwd: Costco move

----- Forwarded message -----

From: **Christine Chute** <cachute@gmail.com>
Date: Fri, Dec 7, 2018, 7:51 AM
Subject: Costco move
To: <citycouncil@cityoffsalem.net>

Counselors, I urge you to require Costco to find a plan that preserves the large oak trees on the plot of land they want to use for their new facility. Those large trees cannot be replaced with saplings even at a two sapling to one tree ratio. If they truly can't save all the oaks, they should save as many as possible, rather than just cut them all down. If they say they can't save any, that's simply not believable.

Thanks,

Christine Chute
Ward 7

Amy Johnson

From: Kamele Claunch <kamelekauai@yahoo.com>
Sent: Saturday, December 08, 2018 9:03 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: new Costco site

Hello to all our City of Salem leaders,

Thank you for your service of the City of Salem. I am writing you all to let you know that I am in agreement of the new site for Costco off Kuebler Boulevard and 27th Avenue in Salem. The lot is bigger and will provide better entrances and exits, there will be other retail services in the same lot, which will provide more job opportunities for the community. Having this new location will also free up the congestion on Mission Street and Hawthorne Ave. Thank you for taking the time to read my letter.

Carol Claunch

With the Love of Jesus,
Carol (Cece) Claunch

"I am the light of the world, He who follows Me shall not walk in darkness, but have the light of life." John 8:12

Amy Johnson

From: Cathy Daniels <cddaljo@yahoo.com>
Sent: Monday, December 10, 2018 10:34 AM
To: citycouncil
Subject: Mass removal of items from library collection

It has come to my attention that the Salem Public Library may be purging much of the existing collection. I am concerned that this process is going too far. As a library user, I sometimes like just browsing the shelves or using the catalog to select a section of the library to peruse for something interesting on a topic. Sometimes those selections may be older books that don't circulate a lot, but are just the right book for deeper pursuit of a topic or category.

I also believe that it is important to maintain a collection of poetry. With only one main library and one branch in West Salem, we need to keep a deep collection for our capital city. Otherwise, where will our society's culture, history, stories and thoughts be maintained?

Please provide oversight to decisions being made about our public library and the collection of books therein.

Thank you.
Cathy Daniels

Amy Johnson

From: Aaron Panko
Sent: Sunday, December 09, 2018 1:13 PM
To: Amy Johnson
Subject: FW: Proposed Site for Costco

-Aaron | [503-540-2356](tel:503-540-2356)

From: Carol Deglow [mailto:ddeglow@msn.com]
Sent: Saturday, December 08, 2018 7:09 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Proposed Site for Costco

Please mark us down as being in favor of the proposed new site for Costco in South Salem. Thank you, Doug & Carol Deglow, 1289 Harvestview Lane S, Salem 97306
Sent from [Mail](#) for Windows 10

Amy Johnson

From: Carol Deglow <ddeglow@msn.com>
Sent: Saturday, December 08, 2018 7:03 PM
To: citycouncil
Subject: new Costco

We would like to go on record as being IN FAVOR of the proposed new site for Costco in South Salem off of Kuebler and 27th Avenue.

Doug & Carol Deglow, 1289 Harvestview Lane S, Salem 97306

Sent from [Mail](#) for Windows 10

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:07 PM
To: Amy Johnson
Subject: FW: Contact Mayor Chuck Bennett

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Sunday, December 09, 2018 9:56 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Contact Mayor Chuck Bennett

Sent from my iPad

Begin forwarded message:

From: <lcdragoo@aol.com>
Date: December 9, 2018 at 9:54:31 AM PST
To: <cbennett@cityofsalem.net>
Subject: Contact Mayor Chuck Bennett

Your Name	Carol Dragoo
Your Email	lcdragoo@aol.com
Your Phone	503-510-2430
Street	1104 Pawnee Circle SE
City	Salem
State	OR
Zip	97306
Message	Just wanted to say that we in our household feel that the Costco move is a very smart move and important to the development of Salem. The current one is difficult to get in and out of and there is not enough parking and the store need to be updated and broadened. Thanks.

This email was generated by the dynamic web forms contact us form on 12/9/2018.

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 10:41 AM
To: Amy Johnson
Subject: FW: New Costco

-Aaron | [503-540-2356](tel:503-540-2356)

From: carol emigh [mailto:gncemigh1@gmail.com]
Sent: Monday, December 10, 2018 9:43 AM
To: Chuck Bennett <CBennett@cityofsalem.net>; Aaron Panko <APanko@cityofsalem.net>
Subject: New Costco

Grant and Carol Emigh, 4770 Rising St
SE, Salem, OR 97302, Phone: 971-304-7778. We definitely support a new Costco to be built on Kuebler as soon as possible!

Amy Johnson

From: noreply@cityofsalem.net on behalf of citygirlg@q.com
Sent: Sunday, December 09, 2018 1:53 PM
To: citycouncil
Subject: Contact City Council
Attachments: ATT00001.bin

Your Name	Carolyn Garriott
Your Email	citygirlg@q.com
Your Phone	5033908068
Street	3551 Johns Pl. SE
City	Salem
State	OR
Zip	97317
Message	I am responding to the letter we received from Costco about the proposed new location. My personal feelings are the existing store should be left where it is because two stores are needed in Salem. A new one put anywhere will still be just as crowded. Please consider adding a second store perhaps in West Salem or Keizer. Thank you Carolyn Garriott

This email was generated by the dynamic web forms contact us form on 12/9/2018.

Amy Johnson

From: Chris Gower <gowercr@hotmail.com>
Sent: Thursday, December 06, 2018 6:14 PM
To: Chuck Bennett
Cc: Aaron Panko; citycouncil
Subject: Oppose Costco Relocation

Dear Mayor Bennett and City Council Members:

I oppose the proposed Costco facility off Kuebler Boulevard, and urge you to do the same. I am a Costco member and wish to keep Salem Costco at the current location, to limit the impacts on South Salem.

Sincerely,
Chris Gower
1135 15th ST NE

Sent from my iPad

Amy Johnson

From: cherylguilfoy@comcast.net
Sent: Sunday, December 09, 2018 3:27 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Cc: PKahn@costco.com
Subject: Costco Relocation Site

Mayor Bennett, City Councilmen and Peter Kahn:

I am writing to you in support of the Costco relocation site. Costco serves the greater Salem area in a number of ways. They contribute toward the tax base for Salem, and employ a large number of residents just to name two. Costco is seeking to better serve its customers by relocating to a site that better fits its growing needs.

Although this new location is not as convenient to my home as the location on Hawthorn avenue I greatly appreciate their desire to better serve the greater majority. I believe The City of Salem has approved other development projects throughout Salem that have been, or have created complications and difficulty for Salem residents and neighborhoods. I believe the proposed Costco site does not fit that scenario and will in fact eliminate some current difficult traffic complications.

I urge you to approve their relocation without further delay. Costco is a very valuable business in the Salem area.

Respectfully,
Cheryl Guilfoy



Caleb Hayes @cqhayes · 5h

Dear, @cityofsalem please do not allow the moving of Costco to South Salem. There are many good reasons for Costco to stay on Mission. Please keep @Costco where it is if you can, despite their "grassroots" efforts to gain my support for the move.

WHOLESALE

December 3, 2018

Dear Costco Member,

At Costco, we are constantly trying to improve service to our members. With this in mind, Costco has been searching for a location to better serve our members in Salem and nearby areas. Recently, we identified a site in a commercial zone at the southwest corner of Kuebler Boulevard and 27th Avenue in Salem that we feel is well-located to serve the long-term needs of our members. For further context, a plan depicting the proposed development has been provided for your review.

On Oct. 13, 2018, the site plan application was approved by the City of Salem, but some have felt a need to appeal the land use decision to approve the project. The Salem City Council will hear the matter at their regularly scheduled meeting Monday, Dec. 10, at 6 p.m. Although we respect their right to do so, we feel that it is equally important that our members who would welcome a Costco at this new location in Salem are heard.

It is a fact of life that individuals who oppose projects tend to make their objections known, while those in favor do not express their views. **We are asking that you voice your support for a new Costco at the proposed location. Please attend the Council meeting Dec. 10, and/or contact Salem Mayor Chuck Bennett at cbennett@cityofsalem.net and Council Members at citycouncil@cityofsalem.net. You also can email the Community Development Department at APanko@cityofsalem.net or call (503) 588-6173.**

If you have any questions, please contact Peter Kahn at pkahn@costco.com. Our thanks in advance for any help you can provide, and most importantly, thank you for being a Costco member.

Sincerely,

Make your voice heard:

- **Attend** the Council meeting Monday, Dec. 10, 6 to 10 p.m., 555 Liberty St. SE, Room 240
- **Email** the Mayor at cbennett@cityofsalem.net and Council members at citycouncil@cityofsalem.net
- **Contact** the Community Development Department at APanko@cityofsalem.net or (503) 588-6173.

Thank you for your support.



Amy Johnson

From: Cregg Ohh <craig-loly@hotmail.com>
Sent: Saturday, December 08, 2018 8:22 AM
To: citycouncil; Aaron Panko; Chuck Bennett
Cc: Pkahn@costco.com
Subject: COSTCO LETTER OF 12/3/2018

Dear Mayor Bennett, City Council of Salem, & A. Panko,

The proposed COSTCO Warehouse on Kuebler Boulevard & 27th has been approved by the Salem City Council on 10/13/2018.

The current Costco Warehouse on Mission & Hawthorne is a traffic nightmare in every sense of the word - getting in the parking lot, transiting the parking lot, crossing gas station traffic, everything on this property is chaos. This is why I choose to use the Albany Costco Warehouse.

The planned Costco Warehouse on Kuebler is a high traffic area with significant congestion during peak traffic hours. The addition of Costco to the Kuebler & 27th location will add to the gridlock. Is Costco creating a repeat scenario from the Mission Street Costco?

Having travelled to many Costco locations across USA, I've noticed common denominators of "big box stores" such as: Costco, Home Depot, Lowes, etc. in that most are located in new developments away from residential areas. To this point, why is Costco choosing a location contrary to the more rural trend?

It's clear - such a location exists just a mile east of the I-5 corridor at the Mill Creek Development Park. Many people believed Costco would chose the wide open space offered in the Mill Creek Park as the site offers flat land, high traffic but more reasonable ingress and egress.

Salem elected officials should be mindful of the impact of local residents transiting Kuebler to and from work and how the Costco traffic will impact the ebbs and flows at 27th, Battle Creek, and Kuebler.

I'm confident Costco prefers to make Salem residents happy with the new location of Costco - regardless if they're members or not. A well laid plan with fit, form, and function may cost now but pay dividends in the future.

Sincerely,

Craig Heilman

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 10:57 AM
To: Amy Johnson
Subject: FW: South Salem Costco Site Plan & Traffic Impact Analysis

-Aaron | 503-540-2356

From: Chris Hendricks [mailto:chris.hendricks@protonmail.com]
Sent: Monday, December 10, 2018 10:56 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: RE: South Salem Costco Site Plan & Traffic Impact Analysis

Aaron,

Thanks.

I would like to express my approval of the application with the following suggestions:

- Requiring applicant to provision for an additional left turn lane at the westbound intersection of Keubler and 27th
- Requiring applicant to provision for a longer right turn lane on the eastbound intersection of Keubler and 27th
- Requiring applicant to provision for active traffic mitigation during high use periods at the refueling station.

Chris

----- Original Message -----

On Sunday, December 9, 2018 1:09 PM, Aaron Panko <APanko@cityofsalem.net> wrote:

Chris,

You can access most application materials and staff reports at the link below.

<https://www.cityofsalem.net/Pages/planning-notice-decisions.aspx>

If you have any questions, please contact me.

Aaron Panko

Planner III

City of Salem | Community Development Department

555 Liberty St SE, Room 305, Salem OR 97301

apanko@cityofsalem.net | 503-540-2356

[Facebook](#) | [Twitter](#) | [YouTube](#) | CityofSalem.net

From: Chris Hendricks [<mailto:chris.hendricks@protonmail.com>]

Sent: Sunday, December 09, 2018 11:46 AM

To: Aaron Panko <APanko@cityofsalem.net>

Subject: South Salem Costco Site Plan & Traffic Impact Analysis

Mr. Panko,

Are copies of these items publicly available? What needs to be done to request?

Thanks and Merry Christmas,

Chris

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 7:57 AM
To: Amy Johnson
Subject: FW: Ex Parte Contact (Costco)
Attachments: costco.exparte.20181216.pdf

Dan Atchison
Salem City Attorney
503-588-6003

From: Chris Hoy
Sent: Friday, December 07, 2018 9:04 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Ex Parte Contact (Costco)

Dan,

I received the attached letter at my home address yesterday (I am a Costco member).

Chris



December 3, 2018

Dear Costco Member,

At Costco, we are constantly trying to improve service to our members. With this in mind, Costco has been searching for a location to better serve our members in Salem and nearby areas. Recently, we identified a site in a commercial zone at the southwest corner of Kuebler Boulevard and 27th Avenue in Salem that we feel is well-located to serve the long-term needs of our members. For further context, a plan depicting the proposed development has been provided for your review.

On Oct. 13, 2018, the site plan application was approved by the City of Salem, but some have felt a need to appeal the land use decision to approve the project. The Salem City Council will hear the matter at their regularly scheduled meeting Monday, Dec. 10, at 6 p.m. Although we respect their right to do so, we feel that it is equally important that our members who would welcome a Costco at this new location in Salem are heard.

It is a fact of life that individuals who oppose projects tend to make their objections known, while those in favor do not express their views. **We are asking that you voice your support for a new Costco at the proposed location. Please attend the Council meeting Dec. 10, and/or contact Salem Mayor Chuck Bennett at cbennett@cityofsalem.net and Council Members at citycouncil@cityofsalem.net. You also can email the Community Development Department at APanko@cityofsalem.net or call (503) 588-6173.**

If you have any questions, please contact Peter Kahn at Pkahn@costco.com. Our thanks in advance for any help you can provide, and most importantly, thank you for being a Costco member.

Sincerely,

Peter Kahn
Assistant Vice President, Real Estate

Make your voice heard:

- **Attend** the Council meeting Monday, Dec. 10, 6 to 10 p.m., 555 Liberty St. SE, Room 240
- **Email** the Mayor at cbennett@cityofsalem.net and Council members at citycouncil@cityofsalem.net.
- **Contact** the Community Development Department at APanko@cityofsalem.net or (503) 588-6173.

Thank you for your support.

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:20 PM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 11:48 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPad

Begin forwarded message:

From: claudia huntsinger <ladybozo@comcast.net>
Date: December 7, 2018 at 11:20:31 AM PST
To: cbennett@cityofsalem.net
Subject: Costco
Reply-To: claudia huntsinger <ladybozo@comcast.net>

I am writing you about the proposed new location of Costco. I am very much opposed to this move. I live in West Salem and this move would extend my commute time to about one hour. I avoid the south of town due to the tremendous amount of traffic especially Kuebler. I don't feel comfortable using the freeway to just go to Costco. I will probably drop my membership to the store. I know that I am losing in this move but I would hope to would consider the amount of traffic and the disruption to the neighborhood. Thank you .Claudia Huntsinger 503 949-0045 West Salem

Amy Johnson

From: CECILDONNA JONES <cecjonesor1@msn.com>
Sent: Saturday, December 08, 2018 10:02 PM
To: citycouncil
Subject: Costcos new building

The letter I received from Costco about their new store on Kuebler and 27th did not say whether they are keeping the existing building or closing it. If they are closing the existing store I appose approving a new building on Kuebler. It would be a complete waste of Members money. I would like for you not to approve the new building at the December 10th meeting.

Sincerely Cecil Jones
2557 Hoodoo Dr. NW
Salem OR 97304
503 679 2094

Amy Johnson

From: Christiana Kennedy <joyholland007@gmail.com>
Sent: Friday, December 07, 2018 11:38 AM
To: citycouncil
Subject: Relocation letter for Costco

Please accept the following letter in lieu of my attendance at the Dec.10 meeting:

Christiana Kennedy
1373 Lydia Ave N
Keizer, OR 97303
714-887-9837

December 7, 2018

Re: Salem Costco Relocation

Mayor Bennett:

It was with great pleasure I write on behalf of Salem Costco and their relocation plans. I am in favor of this relocation.

The current Costco location on Mission Avenue is a traffic and visiting nightmare. Although there is a large population of residents visiting this location at all times of the day, the lack of space and lack of parking creates an even more intense feeling of being cramped. Additionally, the juxtaposition of the gas station to the store creates an

even bigger problem with traffic issues coming in and out of the parking lot.

Costco is an extremely budget friendly option for my family and I am very grateful to have a membership. However, with the current state of crowdedness at the store and it's lack of parking, I find myself avoiding Costco at all costs. It truly is, in many cases, a miserable experience. According to the 2017 US census, there are 169,798 people in Salem, Oregon. Where I moved from (San Diego, California) there are 1.42 million people. Even with a tremendous difference in population I never felt like I needed to avoid Costco where I lived due to the store and parking being overcrowded. And while I understand not all residents in either of these areas have memberships to Costco, I am sure the ratio of costumers in San Diego to Salem are far greater. The bottom line here is Costco cannot effectively manage its number of customers, nor relieve congestion, in their current location.

Furthermore, it seems unfair to put consumers in the position where they feel the need to sacrifice feeding and housing their family at bargain prices for a more peaceful shopping experience. For example, when I go to Costco and spend \$250 these groceries and household items last approximately 3 weeks, sometimes even a few months.

Conversely, when I shop at my local grocery store, I spend \$250 and the items last a week, at best. Yet I find myself sacrificing a bargain so I can go to a store closer to home where I know it will take a fraction of the time to get in and out of.

Finally, when my family and I relocated 3 years ago to Salem, Oregon from Southern California, the hardest part for me in my adjustment here was the lack of grocery facilities, modern shopping, and accessible places for family activities. Salem needs Costco to expand and bring change to the area. Salem needs to be revitalized and become a more modern hub for visitors and residents. After all, we are representing the state of Oregon as the state capitol.

In sum, relocation of Costco will help improve crowding issues and help to revitalize areas in the city. I hope Costco becomes approved to move forward with their plans.

Thank you,
Christiana Kennedy

--

Christiana Kennedy, M.S, CRC

Amy Johnson

From: Creig Kleckler <kleckler1@gmail.com>
Sent: Friday, December 07, 2018 2:37 PM
To: Pkahn@costco.com; Chuck Bennett; citycouncil
Subject: Costco at Kuebler Boulevard

Received your letter of December 3 regarding the new Costco location proposed near Kuebler Blvd. Since we live in West Salem, this location is not as convenient as the current Costco site. We are puzzled by the proposal which pushes the Salem Costco even closer to the Albany Costco. Customers from Keizer will also have much further to drive for Costco shopping. The net result for us (and many others) will be fewer trips to the Kuebler Costco and less money spent there. It is not central to Salem shoppers and is a much less desirable location.

This does not address the congestion currently on Kuebler Boulevard which will be increased with this proposal further discouraging people from coming to Costco at this site.

Creig & Liz Kleckler

Amy Johnson

From: Craig Meyers <redorgreen76@comcast.net>
Sent: Friday, December 07, 2018 11:03 AM
To: Chuck Bennett
Cc: citycouncil
Subject: Costco location

Good Morning Mayor Bennett,

We wholeheartedly support Costco's decision to locate their new store on Kuebler. To us, it is an ideal location. It is near I-5 and accessible off of Kuebler. Costco is a vital retail outlet in the community and should be allowed to better serve its customers with this new location. Thank you for the opportunity to voice our favor for this project.

Cordially,

Craig & Reyna Meyers
1280 Colgan CT SE
Salem, OR 97302-1720
503-364-9560

Amy Johnson

From: Cheryl Morris <morrisgandcbuy@gmail.com>
Sent: Friday, December 07, 2018 8:23 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Salem Counsel Meeting Dec. 10, 2018

As a resident of South Salem I would like to share some observations concerning the relocation of Costco Wholesales to Kuebler Blvd. South.

Over the years I have witnessed growth in Salem but have become increasingly concerned that the City lacks the infrastructure(s) needed to support it. It is apparent the proposed site Costco chose would provide them with profit and gain, but at what cost to the residents.

I reviewed a street map and reviewed the proposed site. It sits in what I would consider a “key” traffic area of South Salem. It appears a lot of thought was put into the access to this large retail area with multiple entry and exit points (27th Avenue, Boone Road, Battle Creek). However, these streets all flow back into Kuebler Blvd., with the exception of Boone Road which intersects with Battle Creek . Unlike Mission Street, the current CostCo site, which has 3 lanes each way for the most part, Kuebler Blvd. has 2 lanes each way but only from Lone Oak to just after the I-5 interchange. Further, the current CostCo site is in a business area whereas the new proposed site is more residential.

So, simply put, by allowing CostCo to build at the site proposed, the residents will suffer from longer traffic delays due to higher traffic volumes. The traffic delays would not only affect the area of the CostCo store, but the entire length of South Salem. From experience, it currently takes me anywhere from 10 to 25 minutes to travel from Lone Oak on Kuebler to the projected CostCo site (2.8 miles). What will my drive time be if Costco is allowed to build at this site.

I ask that you will consider my points in the Counsel meeting on December 10th.

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:21 PM
To: Amy Johnson
Subject: FW: Costco relocation in Salem. Supporting it.

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 11:21 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco relocation in Salem. Supporting it.

Sent from my iPad

Begin forwarded message:

From: Craig Nordlien <cnordlie@willamette.edu>
Date: December 7, 2018 at 8:44:52 AM PST
To: cbennett@cityofsalem.net
Cc: Pkahn@costco.com
Subject: Costco relocation in Salem. Supporting it.

Dear Mr. Bennett,

This email is in **support** of Costco relocating to the Kuebler Blvd. site. I received a letter dated 12/3/18 asking for my opinion.

As a life long Salem resident for 58 yrs. My concern is Mission Street. Mission is main thoroughfare in Salem. I use it daily. I see traffic backed up beyond the I-5 overpass (west bound) in the mornings and east bound in the afternoons, all the way to 12th street. Any relief to Mission Street would help. Otherwise, Mission will need to be reconstructed itself in the future.

I have zero ties to Costco. Shop there about one a month, that is it.

Lastly, I can remember the days when Cordon Road was a gravel road. Now Amazon is located there. I live in the Macleay area. I used to hunt birds in my back yard. Those days are gone. As much as I hate it, I know the realities of population growth. I also know I have the freedom to move to another residents in Salem if it bothers me to much.

Thank you,
Craig Nordlien

Amy Johnson

From: Cornelia Paraskevas <paraskcc@comcast.net>
Sent: Thursday, December 06, 2018 7:29 PM
To: Chuck Bennett; citycouncil
Cc: Pkahn@costco.com; Aaron Panko
Subject: New Costco

Honorable Mayor and City Councilors,

We want to express our support for the proposed new location of Costco. Contrary to the current location, with the single access which often results in backups on 22, the new location is on a properly built road, with convenient access to I-5 and with 3 different points of access. In addition, since the area has low housing, there will be very little impact on the residents.

It will actually be a nice addition for us who live in S Salem and might also alleviate some of the city traffic since the store will be easily accessible through I-5. It will also be convenient for the employees and visitors/patients to the medical complexes in that same location, which, once again, will lighten the traffic in Salem.

We look forward to welcoming Costco to South Salem.

Sincerely,

Frank Nevius and Cornelia Paraskevas

Amy Johnson

From: Cindy Rasmussen <cindyras2@gmail.com>
Sent: Saturday, December 08, 2018 2:45 PM
To: Chuck Bennett; citycouncil
Subject: No to a new Costco in South Salem

I received a mailer from Costco encouraging me to support their move to Kuebler Road and I am moved to register my NO to this new huge mega-store in South Salem. I am against locating this eyesore near a pleasant residential neighborhood and a new senior care facility. The traffic will be unbearable, no matter what they say about "taking care of traffic issues". Please save this area for smaller, well-planned retail space. Costco can relocate in Keizer or close to the industrial Mill Creek development area on Cordon Road.

Thank you for listening!!

Sincerely,

Cindy Rasmussen
6683 Rippling Brook Dr SE
Salem, OR 97317

Amy Johnson

From: Charles Ross <scottyross1964@gmail.com>
Sent: Monday, December 10, 2018 9:20 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Oppose Costco location

Dear Sirs,

The traffic on Kuebler at this time is heavy enough that I need to search for alternative routes now during typical busy times. These times come earlier and last later on a steady basis.

While I am certain that this business would bring jobs, tax income, etc. to Salem it will bring very serious traffic problems to an area that is already reaching its limit of what can be handled. In addition to the Costco there is a new development above and behind the site that appears to be a village size.

When that traffic is added to Costco traffic it would seem gridlock can be achieved.

In my humble opinion it seems you are sacrificing the neighborhood for the supposed income.

What incentives can be offered to those who will need to fight this traffic? Are you planning to upgrade the roads and exits to handle this traffic?

Please don't dump this problem in our lap without an improved traffic plan.

Sincere regards,

Charles J Ross

Get [Outlook for iOS](#)

Amy Johnson

From: noreply@cityofsalem.net on behalf of Cbowerso@willamette.edu
Sent: Sunday, December 09, 2018 5:38 PM
To: citycouncil
Subject: Contact City Council
Attachments: ATT00001.bin

Your Name	Carrie Saucy-Bowersox
Your Email	Cbowerso@willamette.edu
Your Phone	503-362-4933
Street	3345 Crestview S
City	Salem
State	OR
Zip	97302
Message	<p>Dear Mayor Bennett and City Councilors, I don't support Costco's planned move to Kuebler and 27th. Traffic is already heavy in this area and allowing Costco to move here without improving public transportation options is irresponsible governance. Very little bus service, if any, is available. No requirement for EV charging stations, is requested. No city encouragement of EV preferred use or public transport use or carpool use means Costco will continue its current detrimental path of negative environmental impacts. City requirements for high tree cover, permeable parking lots and runoff remediation will demonstrate Salem is a forward thinking, responsible city. Allowing one more big box store to overwhelm and expand urban growth is irresponsible. I'm not against Costco, but I believe strongly that Salem needs to be forward thinking and protect and improve our city. Thank you for your time. Sincerely, Carrie Saucy-Bowersox</p>

This email was generated by the dynamic web forms contact us form on 12/9/2018.

Amy Johnson

From: Carol Schroeder <schroederc@comcast.net>
Sent: Friday, December 07, 2018 11:58 AM
To: Chuck Bennett
Cc: citycouncil
Subject: Costco siting

Good morning Mayor Bennett and Salem City Council,

I am pleased to offer my support to Costco's resiting effort to the commercially zoned location at Kuebler Boulevard and 27th Avenue. While I am sure there are numerous neighborhood concerns, I have long been aware the area is commercially zoned for development and any objections now simply delay the inevitable.

I believe that Costco will do what is in their power to be a friendly neighbor and while they attract a significant amount of traffic, being located close to the I-5 interchange should mitigate most of this burden. I would also note there are a number of north-south roads with access to Kuebler near the proposed site, so that not all traffic flow will be confined to Kuebler Blvd.

Additionally, I believe it is far better to have one large commercial business located on the site, with its defined traffic signals and turn lanes, than a piecemeal development of businesses. No matter the personal feelings of nearby neighbors, this area will be commercially developed and it should better serve them to welcome a business known to be consumer and environmentally friendly.

Thank you for registering my support of the proposed Costco re-siting to the southwest corner of Kuebler Boulevard and 27th Avenue.

Sincerely,
Carol Schroeder
4714 Nina Avenue SE
Salem, OR 97302

Amy Johnson

From: CARLOS SIMPSON <simps2x@comcast.net>
Sent: Sunday, December 09, 2018 4:30 PM
To: citycouncil
Subject: COSTCO ON KUEBLER

City Council. My wife and I are in FAVOR of building a new Costco on the Kuebler site. Thank you, Carlos and Vickie Simpson

Amy Johnson

From: steve@smiththerfit.com
Sent: Saturday, December 08, 2018 5:19 PM
To: citycouncil
Subject: The new Costco development

Dear City of Salem Council Members:

My wife and I have been patiently, but eagerly, waiting for the opening of the new Costco in Salem, Oregon. The present location has been known for its traffic jams and it seems this traffic issue is becoming more prevalent. We've been in these traffic jams many times ourselves.

There's no doubt Costco has outgrown its present location and when compared to newer stores, in dire need of updating .

We fully support the new Costco development at the proposed South Salem site.

Thank you for your consideration,

Carol and Steve Smither
3728 Tunbridge Wells St., SE
Salem, OR 97202

Amy Johnson

From: CenturyLink Customer <cab2147@q.com>
Sent: Sunday, December 09, 2018 1:18 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Cc: Pkahn@costco.com
Subject: I Support the Building of a New Costco at Kuebler and 27th Avenue in Salem

I would like to voice my support for a new Costco to be located at Kuebler Boulevard and 27th Avenue in Salem.

I'm sending this email to voice my support as I'm unable to attend the City Council Meeting on Monday, December 10th.

Respectfully,

Cathy Stevens
Salem, OR

Amy Johnson

From: Craig Stoelk <stoelk479@aol.com>
Sent: Thursday, December 06, 2018 2:51 PM
To: Chuck Bennett
Cc: citycouncil
Subject: Proposed new Costco location

So Costco mailed out a letter encouraging card holders to contact Mayor & Council in support of this new location.

I am NOT in favor of the new location. The current Costco lies along Mission/Hwy 22 and while congested, it at least allows for a volume of traffic and more importantly is more or less centrally located for the community as a whole.

There is nothing convenient about south Salem for those who live in the north or west Salem. As a West Salem resident for years, I have already abandoned shopping at the South and East Ware-mart/Winco stores & instead drive to Independence, to avoid Commercial St. congestion.

The same holds true for trips to Bi-mart in Keizer, if a need arises in the afternoon, so as to avoid sitting on Commercial waiting for bridge traffic, it's again easier & quicker to go to Monmouth.

Commercial St. is already congested enough that to move Costco to the proposed location, it will become easier to still go out Mission & down I-5 to get there, so much for encouraging local shopping along the way. Heck if I'm on the freeway, I may go on down to Albany Costco - that store isn't as crowded and staff seems friendlier as well.

Craig Stoelk
stoelk479@aol.com

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:19 PM
To: Amy Johnson
Subject: FW: costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 3:19 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: costco

Sent from my iPhone

Begin forwarded message:

From: carolyn t <minnow301@gmail.com>
Date: December 7, 2018 at 2:43:43 PM PST
To: cbennett@cityofsalem.net
Subject: costco

As a citizen living south of Kuebler I understand the concerns of those living in the area of the proposed Costco. I also feel that Costcco definately needs a larger space and the Kuebler site seems like a good location for access to it. The concerns about increased traffic seem to be inevitable because there is also a proposed shopping center in the same area. I look forward to having the Costco at the new location. I already find it easier to go to the Albany location instead of the current one.

Carolyn Tuzzio

Amy Johnson

From: Joanne Aebischer <deljoanne12@gmail.com>
Sent: Saturday, December 08, 2018 9:24 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco location land use appeal

We are Salem residents and Costco members. We support Costco's application to locate at the proposed site between Kuebler and Boone Road.

Delmer Aebischer
Joanne Aebischer

Amy Johnson

From: DON ARNOLD <arnfam2000@msn.com>
Sent: Sunday, December 09, 2018 5:37 PM
To: Chuck Bennett
Cc: citycouncil
Subject: Costco relocation

We write in support of Costco's proposed move to the Kuebler Blvd site. We recognize that there are good arguments on both sides of this issue, but on balance we believe that the proposed move will be a net benefit for south Salem. We urge your support for the proposed Costco relocation.
Don and Kathy Arnold

Sent from my Verizon, Samsung Galaxy smartphone

Amy Johnson

From: Diane Baldwin <diane5051@msn.com>
Sent: Friday, December 07, 2018 6:13 PM
To: citycouncil
Subject: Costco

I support the new Costco that is planned to be built off of Kuebler Blvd.

Diane Baldwin
503 399 0283

Sent from [Mail](#) for Windows 10

Amy Johnson

From: beach8321@comcast.net
Sent: Monday, December 10, 2018 1:25 PM
To: citycouncil
Subject: Comment on Relocation of Costco to Kuebler Boulevard and 27th Avenue

To Whom It May Concern,

We oppose the relocation of Costco to the proposed site off Kuebler Boulevard. Our concerns are many but most importantly we believe the existing road systems in the area cannot support the traffic that will be generated by Costco Customers. In particular the intersections of Battlecreek Road and Kuebler and Battlecreek Road and Boone Road are insufficient.

Traffic already backs up to Independence Drive SE from Kuebler during rush hour making it difficult to leave our neighborhood at that time. With people using Battlecreek Road to get to Costco, which they will, back-up from Kuebler may become an all day problem. A traffic light at the intersection of Battlecreek and Independence Drive will become a necessity. However, we suspect that a traffic light in that location is not part of the plan and will not be installed for years leaving residents along Battlecreek Road in a dangerous and frustrating situation of being unable to access Battlecreek Road easily and safely.

The intersection of Boone Road and Battlecreek Road is already dangerous and unless a traffic light is installed, it will only become more dangerous. This intersection is only a short distance to the major intersection of Kuebler and Battlecreek Road and installing another traffic light so close to the existing traffic light would seem to create a bottleneck that would be very poor for traffic flow. Boone Road itself seems insufficient to handle the traffic that will be generated. It would need to be widened from Battlecreek Road to 27th Avenue and 27th Avenue would need to be widened.

Residents like ourselves have long realized that there would be commercial development along Kuebler west of I-5, but there is commercial development that would be much more compatible with the existing neighborhoods in the area. It seems to us that this is not the place to put a giant retailer like Costco. Putting it further east and closer to I-5 or on the east side of the freeway would have a lesser impact on the existing neighborhoods and would be more convenient for Costco customers. Salem can do better than relocating Costco to this proposed site.

Thank you for your consideration.

Dale Beach

Sharon Hanford-Beach

4549 Independence Drive SE

Salem, Oregon 97302

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:25 PM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Thursday, December 06, 2018 7:20 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPad

Begin forwarded message:

From: Daniel Bielenberg <daniel.bielenberg@yahoo.com>
Date: December 6, 2018 at 5:42:13 PM PST
To: cbennett@cityofsalem.net
Subject: Costco

Hi Chuck,

I want to let you know that I fully support Costco moving to Kuebler and Battle Creek Road SE.
There is no real reasonable opposition to their plan.

Dan Bielenberg

Sent from my iPhone

Amy Johnson

From: Don Blain <Talulatouring@msn.com>
Sent: Sunday, December 09, 2018 3:13 PM
To: citycouncil
Subject: Cosco location

I vote to have Cosco located at Kuebler and 27th . Thank-you Don Blain 7623 Jackson Hill Rd SE Salem Or

Amy Johnson

From: bushwau@comcast.net
Sent: Thursday, December 06, 2018 4:50 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Cc: bushwau@comcast.net
Subject: December 10, 2018 Council Meeting/Comments on Costco Relocation

December 6, 2018

Mayor Chuck Bennett
Salem City Councilors

Re. Planning Administrator's decision approving Class 3 Site Plan Review / Class 2 Driveway Approach Permit Case No. SPR-DAP18-15

In today's mail we received a letter from Costco encouraging support of the site plan application approved October 13, 2018 for the proposed Costco relocation to Kuebler Blvd. Although the letter encourages support of the proposed new Costco location, their letter prompted us to share our concerns with you.

We live in NE Salem and frequently use Kuebler Blvd. as the throughway to connect with our grandchildren who live in SE Salem near Schirle School. We make this trip many times each week and have experienced "congestion creep" during our travel on Kuebler – it gets a little more congested each year. We've also noticed the new development to the East of 27th Avenue – a residential care facility and most recently a new subdivision and worry about how those developments will impact the traffic on Kuebler.

Our concerns are listed below:

We are concerned about the **increased congestion** that will occur with the relocation of Costco to Kuebler. Currently, it is not infrequent to see traffic back up on Highway 22/Mission Street waiting to turn onto Hawthorne to enter the existing Costco location. Mission Street/Highway 22 is equipped to handle this traffic load while managing congestion. Kuebler does not have the same number of lanes to use so traffic will back up.

We are concerned about the neighborhoods in the vicinity, particularly those to the South of the development and am both sorry that they will be looking at the backside of the Costco warehouse and also concerned about **increased traffic through their neighborhood** as drivers attempt to avoid congestion. Hopefully something can be planned to mitigate the traffic through the adjacent neighborhoods.

To summarize – our primary concern is traffic and the inability of Kuebler and surrounding roads to handle the traffic generated by Costco.

Thanks for the opportunity to comment.

Donna & Greg Burgess
5433 Sunnyview Road NE
Salem, OR 97305

Amy Johnson

From: Dennis Byrne <placerduck@gmail.com>
Sent: Saturday, December 08, 2018 11:51 PM
To: citycouncil
Subject: the New Costco

I am 100% for approval of the new Costco!

Salem has outgrown the present Costco building.

Dennis H. Byrne

5422 Portland Rd. NE Unit 86

Salem, OR 97305

Amy Johnson

From: Doug Carney <saalemcarneys@comcast.net>
Sent: Friday, December 07, 2018 1:24 PM
To: Chuck Bennett; citycouncil
Cc: Aaron Panko
Subject: support for new Costco site

Mayor Bennett and City Council Members,
Please approve Costco's site plan for it's move to Kuebler Blvd. in South Salem!

As a South Salem resident who lives near the proposed new Costco store and a Costco customer, I strongly support the move to South Salem. Of course, it will be more convenient for me personally, but I believe also good for area residents and Keubler business development. With the excellent site plan, traffic isn't likely to be affected much—certainly less than if the site were developed by multiple other businesses and box stores.

Salem and South Salem need the new Costco! Please vote in favor of it.
Doug Carney

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:21 PM
To: Amy Johnson
Subject: FW: Costco move to Kuebler & 27th

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 11:15 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco move to Kuebler & 27th

Sent from my iPad

Begin forwarded message:

From: DaveJean Chamberlain <eph289dj@gmail.com>
Date: December 7, 2018 at 10:08:17 AM PST
To: cbennett@cityofsalem.net
Subject: Costco move to Kuebler & 27th

We live less than 1/2 mile from address & use that route often for travel, shopping. We SUPPORT the move and the proposed location.

David & Jean Chamberlain

Trust in the Lord with all your heart, and do not lean on your own understanding.

Amy Johnson

From: DaveJean Chamberlain <eph289dj@gmail.com>
Sent: Friday, December 07, 2018 10:32 AM
To: citycouncil
Subject: Costco move to Kuebler & 27th

We support the Costco move. Looks like traffic needs are already in place & it is easily accessible without much disruption during construction.

Thank You,
David & Jean Chamberlain
Lawrence St., Salem

Trust in the Lord with all your heart, and do not lean on your own understanding.

Amy Johnson

From: dchassman@comcast.net
Sent: Saturday, December 08, 2018 12:24 AM
To: Chuck Bennett
Cc: citycouncil
Subject: Re: New Costco Location in South Salem

Dear Chuck: My name is David Chassman and I reside at 4247 Paintbrush Ct NE in Salem, OR 97305. I am opposed to the new proposed Costco location at a Commercial Zone at the SW corner of Kuebler & 27th Avenue. This will create additional traffic congestion to an area which is already experiencing heavy congestion & traffic backup at key drive times. I urge you to reject this proposal on behalf of less traffic congestion in South Salem. Thanks for your consideration. David S. Chassman

Sent from my T-Mobile 4G LTE device

Amy Johnson

From: dnsintl@centurylink.net
Sent: Thursday, December 06, 2018 7:58 PM
To: citycouncil
Subject: Proposed Costco Relocation

Dear Council Members,

We will be out of state for the December 10 council meeting but we wanted our voice to be heard regarding the proposed relocation of Costco to Kuebler Blvd. and 27th Avenue.

We are in favor of this new site for the current Costco and give our approval. The enlarged store should provide even more employment opportunities.

Thank you for your consideration.

Don & Sandee Christofferson
1846 Woodstock Circle Nw
Salem, Oregon 97304
Email: dnsintl@centurylink.net



Virus-free. www.avg.com

Amy Johnson

From: Dawn Marie Cox <dawn.cox@live.com>
Sent: Sunday, December 09, 2018 4:50 PM
To: Chuck Bennett; citycouncil
Subject: Proposed Costco

To the Mayor and City Council Members,

Please note our support for the new Costco location proposed to be built on Kuebler Blvd and 27th Ave. As long time Salem residents and Costco members we are excited about this new facility. Costco has been a great community partner and employer in Salem for years. We are excited to have them here and considering the fact that the city approved their site plan application we would assume they are meeting zoning requirements and are within legal rights to develop the property as requested.

Over the years we have shopped at Costco, we have noticed their employees seem to work there for a long time. This would indicate they are a great employer who offers a great working environment and good benefits to their staff. These are the types of business we want in Salem. If you ever shop at Costco you will know that they have outgrown their current location. The property they are trying to develop seems to be an ideal location for a new Costco.

Recently we spoke with a friend whose brother lives in Coeur d'Alene. He lives on a standard neighborhood lot, but his back property line is adjacent to the Costco parking lot. Our friend stated that she had asked him about it one time when she was visiting him. He said that he has really liked living next to Costco. He said they are great neighbors. Their hours are reasonable and they have great security were two of the things he liked about it.

We are asking you to uphold the previous approval the City of Salem has granted to this project.

Sincerely,

Stephen and Dawn Cox
503-949-0179 and 503-949-0175

Amy Johnson

From: Debbie and Jose Cruz <DebbieandJose@msn.com>
Sent: Saturday, December 08, 2018 11:29 AM
To: Aaron Panko; citycouncil; Chuck Bennett
Cc: Pkahn@costco.com
Subject: Costco site plan application decision-PLEASE READ BEFORE DEC 10th

To the Community Development Department, City of Salem Council Members and Mayor, Chuck Bennett,

I am writing in support of the new Costco location.

I realize there will likely be an increase in traffic on Kuebler Blvd and at the same time a decrease in traffic on Mission Street. As a community member who travels both of those roads on a regular basis at high traffic times, I do not find the traffic issue a valid reason for denying Costco the use of land at the southwest corner of Kuebler Boulevard and 27th Ave in Salem.

Salem has already lost a large department store which of course included loss of jobs. Considering there doesn't seem to be any other suitable location for Costco, they could also move out of Salem. I would hate to see that happen. Not only because it would require me to travel to either Albany or Wilsonville Costco stores, but it would bring even more job loss.

Furthermore, I would expect that the City of Salem carefully considered all the advantages and disadvantages to the city of Salem community before giving their approval for Costco's site plan application. What could possibly sway the members to reverse their decision? I urge you to uphold the approval so that Costco can move forward with a relocation that keeps them in Salem.

Respectfully,

Debra Cruz

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:07 PM
To: Amy Johnson
Subject: FW: Contact Mayor Chuck Bennett

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Sunday, December 09, 2018 6:21 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Contact Mayor Chuck Bennett

Sent from my iPad

Begin forwarded message:

From: <Darl@me.com>
Date: December 9, 2018 at 6:06:48 AM PST
To: <cbennett@cityofsalem.net>
Subject: Contact Mayor Chuck Bennett

Your Name	Darl Davidson
Your Email	Darl@me.com
Your Phone	541-223-1181
Street	5560 Rosebrooke CT SE
City	Salem
State	OR
Zip	97306
Message	Support of the new Costco on Kuebler Blvd. My wife and myself are contacting your office to inform you of my support for the new planned Costco construction on Kuebler Blvd. With the delay of the Amazon facility until late 2019, these jobs are very important to the community. I moved to Salem in 2016 from Albany and loved to shop at their Costco. The current Costco in Salem is over crowded and difficult to park. A second facility in south Salem would improve this situation. Respectfully Darl & Diane Davidson

This email was generated by the dynamic web forms contact us form on 12/9/2018.

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 2:59 PM
To: Amy Johnson
Subject: FW: New location of Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Monday, December 10, 2018 12:12 PM
To: Dan Atchison <DArchison@cityofsalem.net>
Subject: Fwd: New location of Costco

Sent from my iPad

Begin forwarded message:

From: DICK EVANS <dickevans10@comcast.net>
Date: December 10, 2018 at 12:01:33 PM PST
To: cbennett@cityofsalem.net
Subject: New location of Costco
Reply-To: DICK EVANS <dickevans10@comcast.net>

Very concerned about proposed new location of store. It is not convenient to most of the Salem shoppers. Not Central Salem, North Salem, Keizer or West Salem. I am now in West Salem, but lived just off Kuebler for twenty five years. I know that at the time I lived south of Salem the traffic on Kuebler was a nightmare. The widening of Kuebler did little to improve the traffic. Adding a Costco store at the new location, would only make things worse. Central East Salem would serve more people conveniently and not cause such a pinch at Kuebler and I-5. West Salem is a better solution, but you need a new bridge. That is a much more serious problem than the Costco location. Sure hope that you will help to stop this location approval. Sincerely, Dick Evans {Salem resident since 1936}

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 2:13 PM
To: Amy Johnson
Subject: FW: Costco

-Aaron | [503-540-2356](tel:503-540-2356)

From: Danielle Fallin [mailto:durben80@gmail.com]
Sent: Monday, December 10, 2018 1:59 PM
To: Chuck Bennett <CBennett@cityofsalem.net>; Aaron Panko <APanko@cityofsalem.net>
Subject: Costco

Hello,

I'm emailing to notify you that I am in favor of Costco relocating to South Salem. I feel that this new location will be more convenient for me. Unlike the current location I feel that this new location will have a better flow in and out for traffic.

Thank you,
Danielle Fallin

Amy Johnson

From: DONALD and PAMELA GIANOTTI <gianotti777@msn.com>
Sent: Friday, December 07, 2018 1:16 AM
To: citycouncil; Chuck Bennett
Subject: Costco

Because we may not be able to attend the meeting on 10 December 2018, we would like to make known our feeling on the relocation of Costco. We are excited and are looking forward to seeing a new Costco at the location on Boone Road SE. It saddens us that some of our neighbors are so against this action. Please do not let the benefit of Costco's new improved store be stopped by a few neighbors who try to stop progress at every turn. **Please count this letter as two votes for the new Costco.**

Sincerely

Donald & Pamela Gianotti
1880 Fabry Rd. SE
Salem
503-391-7340

Amy Johnson

From: DAVID A GURULE <davidg360@comcast.net>
Sent: Sunday, December 09, 2018 8:09 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco

Hello,

I will not be able to attend the city council meeting on 12/10/18, but I do support the new Costco to be built on the proposed location in Salem.

Thank you,

David Gurule

Amy Johnson

From: DANIEL HEIBEL <2dheibel@comcast.net>
Sent: Monday, December 10, 2018 10:19 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: new Costco site

Dear Mayor Bennett and others:

Even though I'm a long time Costco member, and just received their letter requesting me to support their new store location, I am strongly opposed to the location.

I feel that the surrounding neighborhoods, streets and roads, and overall quality of life for all residents within at least a 1/2 mile would be hurt.

I also feel that the present interchange, (just improved), would also prove to be inadequate for the added traffic. All traffic within at least 1 mile would be affected.

Just look to the north at Woodburn.

The best location would be out at the old State prison. Yes, present zoning is not right for Costco, but Costco is also not the typical retail/commercial outlet. And, zoning gets changed all the time.

Thank you all for the opportunity to express my concerns.

Sincerely,

Dan Heibel

Salem

503-580-6396

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:21 PM
To: Amy Johnson
Subject: FW: new Costco site plan

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 11:18 AM
To: Dan Atchison <DArchison@cityofsalem.net>
Subject: Fwd: new Costco site plan

Sent from my iPad

Begin forwarded message:

From: DAVID KAPLAN <dmjkap@comcast.net>
Date: December 7, 2018 at 9:12:32 AM PST
To: cbennett@cityofsalem.net
Subject: new Costco site plan
Reply-To: DAVID KAPLAN <dmjkap@comcast.net>

Chuck,

We support the new location for Costco. The current location has not kept up with growth in the region, and Hwy 22 has become too gridlocked during most parts of the day to accommodate the traffic.

We should not enable a small minority of residents to block what will benefit the entire region.

Thanks,

David and Mary Kaplan

3236 Granada Way S

Salem, OR 97302

Amy Johnson

From: DAVID KAPLAN <dmjkap@comcast.net>
Sent: Friday, December 07, 2018 9:21 AM
To: citycouncil
Subject: Costco site plan

To: Sally Cook

From: David and Mary Kaplan

3236 Granada Way S

Salem 97302

We support the new location and site plan for Costco. Growth in the region has made the current location too congested, and has turned Mission St. into a parking lot many hours of the day.

Please don't enable a small minority to dictate what will benefit the majority of residents of Salem!

Thanks

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 3:30 PM
To: Amy Johnson
Subject: FW: Costco Development: attn Aaron Panko

-Aaron | 503-540-2356

From: Salem Planning
Sent: Monday, December 10, 2018 2:31 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: FW: Costco Development: attn Aaron Panko

Brandon Pike

Planner I

City of Salem | Community Development Department
555 Liberty Street SE, Suite 305, Salem, OR 97301
bpike@cityofsalem.net | (503) 540-2326
[Facebook](#) | [Twitter](#) | [YouTube](#) | cityofsalem.net

From: David Kidd [<mailto:dk24816@yahoo.com>]
Sent: Monday, December 10, 2018 2:07 PM
To: Salem Planning <Planning@cityofsalem.net>
Subject: Costco Development: attn Aaron Panko

Mr. Aaron Panko: Case Manager

City of Salem

Proposed Costco Relocation (Case# SPR DAP 18-15)

I wish to support Mr. Worcester's email of September 12. I also have strong concerns about the traffic impacts of the proposed Costco development on Boone Road and 27th Avenue.

I feel that many people have expressed concerns about Kuebler road; I wish to also express concerns regarding Battle Creek Road.

My understanding is that the Costco development is intended to draw customers (members) from the entire city of Salem and surrounding areas. Looking at a map, I think it is apparent that many customers from the Southeast Salem neighborhood (Ward 2) and Morningside Neighborhood (Ward 3) will use Pringle/Battle Creek to travel to Costco. I would expect traffic to increase dramatically on this road.

While Battle Creek may be designated as an arterial street; I do not believe it is adequately designed as one, certainly not in the area just north the intersection of Battle Creek and Kuebler. Hills and a windy road combine to create short sight distances. Cars turning north from nearby residential streets on to Battle Creek will be vulnerable to collisions; as will

pedestrians crossing Battle Creek from the Leslie Middle school athletic fields to their parked cars on the residential streets on the west side of the street.

It seems that Battle Creek is addressed in the study primarily at its intersection with Kuebler.

I feel traffic studies should expand beyond the immediate vicinity of the proposed development to include a study of Battle Creek north of the intersection; which will serve as a main corridor for numerous people to access the retail development.

Mr. Worchester's point about cut through traffic is quite valid. People already frequently use a windy route from Commercial via Boone – Kingsington – Wickshire – Chauncy -Weber to avoid the Kuebler Battle Creek intersection. This is an inappropriate use of windy and hilly residential streets. The proposed development will increase the traffic load and create additional traffic hazards for families living on those streets.

I feel that placing such a large commercial development this close to residential areas will cause the problems listed above, and that these impacts should be studied and mitigated.

Thank you. David Kidd

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:01 PM
To: Amy Johnson
Subject: FW: Costco @ 27th Street/.Kuebler

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Sunday, December 09, 2018 8:12 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco @ 27th Street/.Kuebler

Sent from my iPad

Begin forwarded message:

From: steve KNOX <skdknox@pacbell.net>
Date: December 7, 2018 at 4:38:12 PM PST
To: cbennett@cityofsalem.net
Subject: Costco @ 27th Street/.Kuebler

Dear Mayor

We strongly support this location for a relocation of the Costco got Salem

Thank you
Donna Knox
Salem 97306

Sent from my iPhone

Amy Johnson

From: Diane <djlabrue@msn.com>
Sent: Friday, December 07, 2018 10:48 AM
To: Chuck Bennett; citycouncil
Subject: New Costco Store

Mr. Mayor and Council Members,

I definitely support building the new Costco store at Kuebler Boulevard and 27th Avenue. I feel that lot is an excellent site for it. Where it is located now has only one way in and out of that small parking lot which can cause serious back ups. I live on the south end of town and would like to see more business out this way, so I welcome the new Costco.

Diane LaBrue

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:02 PM
To: Amy Johnson
Subject: FW: PROPOSED SITE FOR NEW COSTCO

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Sunday, December 09, 2018 8:05 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: PROPOSED SITE FOR NEW COSTCO

Sent from my iPad

Begin forwarded message:

From: CenturyLink Customer <edlarson_8@q.com>
Date: December 9, 2018 at 7:48:09 PM PST
To: cbennett@cityofsalem.net
Subject: PROPOSED SITE FOR NEW COSTCO

My husband and I are long-time south Salem residents and would very much welcome a second Costco store at the Boone Rd. site. The traffic and human congestion at the original store is hard to deal with on any given day. Hopefully, a second store would lessen that overcrowding and hopefully also attract additional retail outlets to the Boone Rd. site. (There are few shopping sites in south Salem, and we often drive to Keizer Station or even to the Woodburn Outlet Stores to shop.)

David and Elda Larson
4471 Jones Road SE
Salem, Oregon 97302

Amy Johnson

From: Dennis <dblegan@aol.com>
Sent: Saturday, December 08, 2018 9:24 AM
To: Chuck Bennett
Cc: citycouncil; Aaron Panko
Subject: Costco move

City of Salem and council members,

I am writing this email in support of the Costco move from the current Mission street location to Kuebler Ave.

I am a long time Costco member and truly value them as a business. Over the years they have outgrown

their current location and are in need of a new location in order to grow and expand. This new location will

better serve the Salem and surrounding communities. Adding more square footage and parking will better

serve their customers. Adding additional jobs will also help the Salem economy. An advantage of the move

will relocate the current Mission street location which is on the main artery east (HWY 22) to a less primary artery.

Adding 4 entrances vs the current 1 main entrance and having the gas separate will improve the traffic flow in

and out of Costco. I strongly encourage allowing Costco to proceed with their development.

They have proven year after year to be a very good neighbor wherever they are located.

Thank You,

Dennis Legan

South Salem neighborhood

Amy Johnson

From: Dee Lieske <dklieske43@gmail.com>
Sent: Monday, December 10, 2018 3:18 PM
To: citycouncil
Subject: Costco

My husband and I are very much in favor of the proposed Costco move to SE Salem.

Thank you for your attention and consideration.

Dee Lieske

Amy Johnson

From: Dan Linscheid <linscheid.dan@gmail.com>
Sent: Monday, December 10, 2018 10:40 AM
To: Chuck Bennett; citycouncil
Subject: Costco site plan application

Honorary Mayor and City Councilors,

We'd like to ask you to support the applicant in their efforts to site a new Costco adjacent to and southerly of Kuebler Boulevard. My support is predicated on an assumption that one of two events mightl occur if this site plan application is denied:

1. Traffic in and around the entrance & exit to the existing store at Mission and Hawthorne will continue to grow and lead to more accidents and bottlenecks already burdened beyond peak capacity.
2. Failing to find suitable alternate locations to site a new facility in the area may eventually lead to a decision to close their store down, which will have a negative impact on the local economy.

While I am sympathetic to those who oppose this planned development, I wonder if they gave any thought to the possibility that something of this nature could occur on this property when they weighed their decision to move to their homes. Did they look into zoning and possible rezoning of vacant parcels and how those could effect future development in their area?

Please consider the impacts to the thousands of Costco members who are looking forward to a new facility. Has consideration been given to methods of minimizing impact of this development on the surrounding neighborhoods?

Thank you for giving one 'other side' of this matter your consideration.

Respectfully,

Dan & Jeanne Linscheid,
7095 Aumsville Hwy. SE
Salem, OR 97378

Amy Johnson

From: Dee McFarland <pnycat@comcast.net>
Sent: Monday, December 10, 2018 3:28 PM
To: Chuck Bennett; citycouncil
Subject: RE: Costco move opinion

December 10, 2018

Mayor Bennett and Council Members,

I welcome and am very pleased that Costco wants to build a larger and better laid out store/gas station to serve Salem and surrounding communities. I think the location works well with access to I-5 and Commercial nearby. I appreciate the concerns of some owners living in the area but I feel they will be surprised how well the proposed plan works in real time.

It looks like a nice buffer on the South side near the homes and having stoplights at Boone and Battle Creek Rd will be a huge improvement but the idea of a traffic circle in Salem makes me shudder. Seems like an invitation for road rage and accidents. That said, I can think of much worse retail/commercial neighbors than Costco.

Thank you for reading my views.

Darlene McFarland
5760 Barbaresco St. S.
Salem, OR 97306

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 7:27 AM
To: Amy Johnson
Subject: FW: Costco

-Aaron | [503-540-2356](tel:503-540-2356)

From: David and Kathy Lee McLarty [mailto:dkmclarty@hotmail.com]
Sent: Sunday, December 09, 2018 2:48 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco

My husband and I are in favor of Costco moving, and we are fine with it of Kuebler.

David & Kathy McLarty
3250 Pheasant Ave SE
Salem OR 97302

503-871-9585

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 12:19 PM
To: Amy Johnson
Subject: FW: New Costco Location

-Aaron | [503-540-2356](tel:503-540-2356)

From: Dick McMahon [mailto:dickmcmahon@hotmail.com]
Sent: Friday, December 07, 2018 12:12 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: New Costco Location

Just would like to say I am IN FAVOR of the new location site for Costco at 27th Avenue and Keubler Blvd. in Salem.

Anxious to have the new store nearby!

Thanks

Amy Johnson

From: David G Morris <david@compumatrix.co>
Sent: Monday, December 10, 2018 11:55 AM
To: citycouncil
Subject: Support of COSTCO

Dear City Council Members,

This submission to you is to express my wife and my support for the move of Costco to Corner of Kuebler Blvd and 27th Ave.

Thank you for your attention to this matter of support.

--

David G Morris
Pres/CEO

Happy to Know HJB
david@compumatrix.co

<https://compumatrix.co>
<https://www.compumatrix.co/?r=compumatrix#/>
<https://forum.compumatrix.co/>

Compumatrix International

[304 S. Jones Blvd #4700](#)

[Las Vegas NV 89107](#)

-

[US](#) Numbers

(702) 609-7221 Nevada

(702) 545-6296 Nevada

(214) 377-1328 Texas

(407) 545-4617 Florida

Australia

+61 3 9018 7614 Melbourne

New Zealand

09 889 9452

Amy Johnson

From: don nakatani <wanakut@att.net>
Sent: Monday, December 10, 2018 6:49 AM
To: Chuck Bennett
Cc: citycouncil; Aaron Panko
Subject: New Costco Development

Dear Mr Mayor,

We shop at Costco every few weeks and chose to go to other locations outside Salem - Costco Albany and Wilsonville. These locations are not as convenience as the Salem location. Albany is 17 miles and Wilsonville is 39 miles from our residence in Salem. These locations are easy to get into and out of. Also, purchasing fuel is much easier.

Costco has out grown it current location and needs a new location. Getting in and out of their parking lot can be difficult at times especially during the major holidays like now. Parking is inadequate at best. Buying gas is another interesting endeavor. My wife would rather go to Fred Meyer on Market St to purchase fuel.

Costco proposed new location - Battle.Creek Road and Kuebler Blvd would be a major improvement over the current location. The city of Salem has made major improvement to Kuebler Blvd to increase traffic flow from Commercial to I5 in both directions. These improvements should minimize traffic even during peak hours.

The city of Salem should approve the new Costco proposal and let the ground breaking begin. We would shop more at the new location as opposed to driving up or down on I5 to Costco other locations.

Thank you for allowing us to voice our concerns regarding this proposed development.

Regards,
Don Nakatani/Prudence Kutasy
1495 Kathy St S
Salem, OR 97306

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:18 PM
To: Amy Johnson
Subject: FW: Costco Project

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 3:23 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco Project

Sent from my iPhone

Begin forwarded message:

From: Denny Nielsen <deniel@aol.com>
Date: December 7, 2018 at 1:28:11 PM PST
To: cbennett@cityofsalem.net
Subject: Costco Project

Dear Sir,

My wife Laurie and I vigorously support the development of a larger and more contemporary Costco facility. Though I know neighbors have elected to oppose the project for what they consider to be valid reasons, in the end, the intended property for this project will be used for a commercial enterprise of some sort and we'd prefer it be a new Costco.

Thanks for your attention,

Denny & Laurie Nielsen, Salem OR cell 503-949-6000

Amy Johnson

From: David Peck <dppeck80@gmail.com>
Sent: Monday, December 10, 2018 3:14 AM
To: citycouncil
Subject: Costco Move

Dave Peck

9 December 07:20

I really like Costco. I probably don't make the best use of it. But I like a lot of the product line in groceries and we have made several larger purchases there over the years.

Buying their fuel has been very useful. It's usually one of the best prices in Salem. They buy quality fuel which avoids issues with your car. And if you use your Costco credit card it will just about pay off your membership with the annual kickback.

I have been told that the Salem Costco is one of the most profitable stores in their system. I really would like to see them centrally located as they are now or in Keizer Station. It seems odd that Costco has not made an effort to involve patrons with this decision.

Honestly if they move out to Kuebler, we won't shop there as often. I have not been out to Kuebler area in months.

It seems the proposed new site has it's own issues: cutting down large trees, invading a Niehborhood with a big box and all the traffic.

David Peck
3387 Hidden Valley Dr NW
Salem OR 97304
5038566406

Amy Johnson

From: David Pool <dgp1969@hotmail.com>
Sent: Monday, December 10, 2018 11:12 AM
To: Chuck Bennett; citycouncil
Subject: Kuebler Blvd Costco Development

To the Mayor and City Council of the City of Salem,
I would like to express my support for the proposed development for the Costco store on Kuebler Blvd. S. E., Salem. This would be a boon to the city and provide some additional employment opportunities to the area. South Salem has been under served for quite some time and with the added retail and business opportunities, that would come available by this development, it would begin to improve. As a resident of the south end of Salem, I look forward to having this and other retail and business opportunities filling these blank areas of our city. I have tired of the long trips to reach services that are available to other parts of our city. Viewing the Costco site plan, I am encouraged to see that there are multiple means of entrance and exit. This should ease the concerns of those that believe this would be a source of congestion.
Again, I whole heartedly support the addition of Costco to our area of the city.
Resectfully submitted,

David G. Pool, Retired Building Designer
503-363-0361
6493 Doral Drive S. E.
Salem, Oregon 97306-1432

Amy Johnson

From: Dublin Popov <dublinpopov@gmail.com>
Sent: Sunday, December 09, 2018 8:11 PM
To: citycouncil
Subject: Proposed Costco for South Salem

Dear City Council members,

I am writing in support of the proposed Costco for south Salem.

Sincerely,

Dublin Popov
165 Marietta St. SE, Salem 97302

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 1:12 PM
To: Amy Johnson
Subject: FW: Costco building

-Aaron | [503-540-2356](tel:503-540-2356)

From: Donna Potts [mailto:donnapotts5405@gmail.com]
Sent: Monday, December 10, 2018 10:59 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco building

If you have ever driven on Kuebler Blvd between 7AM and 7PM you would immediately know the traffic in that area is a mess already without increasing it with the new retirement establishment and housing development and Costco. I live miles from there but it is necessary for me to drive that area at least 2 times a week and really do not think is a good idea to construct this type of more traffic in an already loaded area. please consider all aspects before allowing this new bottleneck....

sincerely

Donna Potts

3782 Bayonne DR Salem.

Amy Johnson

From: danka8@juno.com
Sent: Thursday, December 06, 2018 9:21 AM
To: citycouncil
Subject: Comments on Costco Relocation

Traffic

The transportation [system] will fall below applicable performance standards in 2025 regardless of the proposal and regardless of planned infrastructure improvements. **P. 26 of Order No. 2007-16-CPC/ZC.** This was stated 13 years ago! A lot has changed since then.

Page 12 of the Transportation Impact Analysis dated May 31, 2018 states,

To account for regional traffic growth, a 1.0 percent annual growth rate was applied to existing traffic volumes, which is a similar approach to other traffic studies completed in the area. [Strangely, in the 2006 application for the rezone the annual growth rate was stated as 2%].

-The 2007 traffic analysis for the Battle Creek/Kuebler intersection, Weekday PM Peak Hour, counted 955 westbound vehicles. The 2018 count shows 1,497 trips, a 4% annual growth or *four times* the assumed rate of growth in the TIA. It is apparent that nobody validates projected traffic counts in TIAs. Furthermore, the TIA states this purported growth rate is consistent with other traffic studies in the area. What are these studies, who did them, who paid for them and when were they conducted?

A sustained 1% annual growth rate in traffic is absurd. Directly across Kuebler to the north 225 residential units are planned. A large apartment project of 181 units will soon begin in the Fairview area as will another project of 125 townhouses. Add two nearby shopping centers at the intersection of 27th Ave and Kuebler, Amazon, and additions in the Mill Creek complex, and we have the makings of a real traffic nightmare *with or without* Costco. But there's more.

Beginning immediately east of I-5 on Kuebler and continuing along Cordon Road there's a profusion of land for sale, including at least three parcels of over 25 acres each. The Fairview Industrial Complex has considerable room for growth. Can you imagine a Kuebler ten years from now?

-As congestion on Kuebler inevitably builds, drivers will seek alternate routes. In other words, cut-through traffic through neighborhoods will increase. Even PacTrust identifies this problem. In its Applicant's Statement dated May 3, 2006, p. 5, one reads, "The increased vehicle traffic will impact Kuebler Blvd. and the Kuebler-Commercial intersection, but can also be expected to infiltrate through the newly developing residential areas to the west of Battle Creek." The TIA does not address this significant impact, and Salem acknowledges it has no plan to deal with cut-through traffic.

When Salem widened Kuebler, Morningside Neighborhood Association was told Stroh Lane would be a right-in, right-out configuration. What ensued was a right-in, right-out, left-in arrangement. This actually facilitates cut-through traffic when drivers choose to avoid backed-up traffic on eastbound Kuebler. By this example Salem actually encourages cut-through traffic.

Kuebler already accommodates a considerable volume of vehicular traffic. As development continues both east and west of I-5 this will increase, and increase significantly. Kuebler, for much of its length, is four lanes and

will remain four lanes forever. Unless one chooses to drive north to Mission or south to the Delaney Road on-ramp, motorists will attempt to use Kuebler to access I-5. Sadly, Salem has planned for no supplemental route. Given these conditions, the future of Kuebler is grim. For those living west of Commercial who use Kuebler to reach I-5, delays will become intolerable.

I was on Mission St. near Costco today (Dec. 5) at 1300. Mission St. is five lanes at this location. Eastbound traffic at the Hawthorne Ave. intersection was backed up beyond the Turner Rd. intersection. Westbound traffic was backed up to I-5. Commute hour traffic is much heavier.

West of Costco there are no significant traffic generators. None exist north of Costco. East of Costco we have Sublimity and points beyond.

If mid-day traffic is this bad on this road, it takes no imagination to see what awaits Kuebler- again, *with or without Costco*.

At a recent SGNA meeting a former resident of Los Angeles spoke. He said his wife needed daily dialysis, a treatment that required him to drive her nine miles each way. Before he left the area it was taking him 1 ½ hour to drive those nine miles. There was no alternative. This is what the future holds for Kuebler unless the City and the County plan responsibly.

Changes Since the Rezone Approval in 2007

[The page numbers reference the approval for the rezone (**Order 2007-16-CPC/ZC**).]

-There are no other appropriately designated sites in the vicinity along either of the major streets in southeast Salem. P.7

-The Applicant requires a location where the market lacks community shopping services. P.8

-The proposed use has been specifically identified by the Applicant as a community shopping center. P.8

-According to the SACP Plan Map, there are no appropriately sized parcels designated “Commercial” in the southeast part of the City. P.8

-This City of Salem sponsored EOA found that there is a deficit of available commercial land within the UGB for the 20-year planning period. P.9

Since another shopping facility (Kuebler Cascade View, 25 acres) has been approved across 27th Ave. from the PacTrust site, and another shopping facility on the northeast corner of this intersection is in the formative stage. Hence, the aforementioned points are questionable at best. Much has changed in 11 years.

-From the applicant: “The market area here is for several neighborhoods but is not ‘regional.’”
P. 11

-The area the proposed use is to serve is a three-neighborhood area in southeast Salem ...P. 13

-Again from the applicant: “Those are the primary tenants-again you don’t know who is going to show up until you get there. But if you take a look at it, Lancaster is just down the road and has every kind of retail imaginable. Nobody from down there is driving to this shopping center. North Salem is taken care of. Commercial is taken care of. We’re not creating something drawing for ten miles, we are responding to a market that exists. A road with 27,000 cars on it that is only going to go up, a neighborhood with very good

demographics, which allows you to get good restaurants and uses that people will enjoy. That is what we'll respond to. *This idea that we are pulling from all over Salem just isn't going to happen.*" P. 12 [Emphasis is mine.]

Costco is, obviously, a regional draw. I know people who live in McMinnville who are regular Costco shoppers. Motorists from throughout the West Coast will leave I-5 for Costco gas. The applicant strongly affirmed it was developing a *community shopping center*, and Salem defended the denial of regional draw using more than six pages in its decision. The Council was lied to, Staff was lied to, as were the citizens of Salem; but Council approved the rezone based on what the applicant so clearly stated. This disingenuous behavior should be recognized and admonished, not rewarded.

Summary

The 2007 rezone was granted based on conditions which existed at that time and for the use specified by PacTrust. In the intervening 11 years much has changed, including, in particular, the intended use of the property.

The Traffic Impact Analysis is misleading and inaccurate and obviously biased in favor of PacTrust. This is not surprising since PacTrust paid for the study. It is a clear conflict of interest.

The viability of Kuebler must be preserved. Siting Costco at this location will severely affect the ability of Kuebler to move traffic and will adversely affect surrounding neighborhoods

This appeal should be upheld.

Dan Reid
Ward 3

Judge Judy Steps Down After 23 Years Over This Controversy

glance-hality.com

<http://thirdpartyoffers.juno.com/TGL3132/5c095a7f988755a7f617ast02vuc>



Amy Johnson

From: Gillian Roach <gmzroach@gmail.com>
Sent: Monday, December 10, 2018 3:23 PM
To: Dan Roach
Cc: Chuck Bennett; citycouncil; Aaron Panko
Subject: Re: Statement in SUPPORT of Costco relocation plan
Attachments: image002.jpg

Looks good to me.

On Mon, Dec 10, 2018, 3:21 PM Dan Roach <dan@lenityarchitecture.com> wrote:

To whom it may concern,

I am a long time resident (26yrs), family man and business owner in Salem. I consider Salem my home and wish to see it succeed. I believe responsible development is vital to the health of a community. Although the relocation of Costco is an inconvenience to me personally as it moves further away from my home, I strongly support this application. Costco is an important retailer in our community and I believe this move will allow them to serve our community more effectively. I have reviewed the site plan and find it to be sound. The site is located on 3 major streets, so access seems to be sufficient. It appears that adequate stormwater management measures are included and the site appears to be zoned properly. I urge you to support this application and allow this project to move forward.

Daniel Roach

Shareholder + AIA



3150 Kettle Ct SE, Salem, OR 97301

o 503 399 1090 f 503 399 0565

w lenityarchitecture.com

Amy Johnson

From: Dan Roach <dan@lenityarchitecture.com>
Sent: Monday, December 10, 2018 3:21 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Cc: gmzroach@gmail.com
Subject: Statement in SUPPORT of Costco relocation plan

Importance: High

To whom it may concern,

I am a long time resident (26yrs), family man and business owner in Salem. I consider Salem my home and wish to see it succeed. I believe responsible development is vital to the health of a community. Although the relocation of Costco is an inconvenience to me personally as it moves further away from my home, I strongly support this application. Costco is an important retailer in our community and I believe this move will allow them to serve our community more effectively. I have reviewed the site plan and find it to be sound. The site is located on 3 major streets, so access seems to be sufficient. It appears that adequate stormwater management measures are included and the site appears to be zoned properly. I urge you to support this application and allow this project to move forward.

Daniel Roach
Shareholder + AIA



3150 Kettle Ct SE, Salem, OR 97301

o [503 399 1090](tel:5033991090) f [503 399 0565](tel:5033990565)

w lenityarchitecture.com

Amy Johnson

From: Dave Ronne <daveronne4@gmail.com>
Sent: Sunday, December 09, 2018 1:05 PM
To: Chuck Bennett; citycouncil
Subject: Costco relocation site

Dear Mr Bennett and Salem City Council members:

I live in Salem and have been aware in recent years of the need for Costco to find a better location to accommodate the increased volume of customer traffic to and from the store. I also travel Kuebler Blvd and am aware of the proposed new Costco location near the freeway. Given the capacity of Kuebler, the vast empty spaces in that location and the easy access to I-5, I fully support the proposed new location.

Dave Ronne
503-639-7768

Amy Johnson

From: D Russ <drussprof@yahoo.com>
Sent: Sunday, December 09, 2018 9:50 PM
To: Chuck Bennett; citycouncil
Subject: Propsed new location for Costco on Kuebler Blvd

To Whom It May Concern:

I am a Salem resident and a Costco member. I have heard over the past two years about the proposed new location of Costco on Kuebler Blvd. I have looked forward to Costco's move to a new location.

I admit I do not know of the objections to the warehouse's new location but, frankly, I cannot imagine any objections that weigh more than the unsafe conditions at their current location. I speak of their current location as unsafe due to the traffic back-ups that occur on Mission Street / Hwy 22 and cause unexpected stoppages on a road that has a 50 mile per hour speed limit. Costco has outgrown their current location and needs to move. Kuebler Blvd has good freeway access and the proposed building site has the additional room needed for this large vendor, as well as more opportunities for ingress/egress than the current site. I support their desire to move to this location.

Sincerely,
Deborah L. Russ

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:12 PM
To: Amy Johnson
Subject: FW: Costco - AGAINST

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Saturday, December 08, 2018 9:14 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco - AGAINST

Sent from my iPad

Begin forwarded message:

From: Darren S <hsuperhawk@msn.com>
Date: December 8, 2018 at 8:57:14 AM PST
To: "cbennett@cityofsalem.net" <cbennett@cityofsalem.net>
Subject: Costco - AGAINST

Dear Mr Mayor,

As a resident of South Salem I'm adamantly against the proposed move of Costco, in its current form.

Adding more to an already over burdened Kuebler by-way is insane!! With the recent (much needed) widening of Kuebler it is just now, yet barely, able to handle the flow that its given daily.

Adding more to this particular part of the system is insane. It will be worse than it is around Cosco in their Current location.

Rather, why not utilize the vast amounts of acreage out off of Cordon Rd? Or perhaps even farther North, rather than south.

I personally don't mind driving down to the mission exit , from Delany yes I live that far south, to shop at Costco.

What they really need is a second location here in town, but NOT where they are proposing. NO NO NO NO NONONONONO. (Point made ??)

Thanks for your time,

D Schmidt
South Salem Resident

Amy Johnson

From: Daryel Schorr <dscho.2@icloud.com>
Sent: Friday, December 07, 2018 12:37 PM
To: citycouncil
Subject: Costco Zoning

I want to voice my approval for the Costco zoning on Boone Rd.

Thanks

Daryel Schorr

Sent from my iPhone

Amy Johnson

From: Dan Scott <danscott@peak.org>
Sent: Sunday, December 09, 2018 6:17 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: New Costco at Kuebler and 27th opposition

To: the City of Salem Council, Mayor, and Community Development Dept.

Regarding: Our opposition to the Proposal for the new Costco at Kubler 27th

Hello to All,

My wife and I are both opposed to this new Costco super store and gas station because it is literally located right across the street from a nice, quiet residential neighborhood. This will bring too much traffic and noise to the neighborhood. The development needs to be located in an industrial or major retail area where it won't have deleterious impacts on residents.

We do not live in the impacted neighborhood, but we empathize with the residents concerns. We live in a 1957 neighborhood near the corner of Browning and Liberty South.

A similar thing happened to my family in Eugene. A major store moved in right next to their residential neighborhood. Restrictions, such as limits of operation of the loading docks for one, were put in to reduce the impact of the noise. None of the restrictions reduced the impact on the neighborhood to an acceptable level. Problems with the loading docks operating at night occurred when trucks were delayed by traffic or weather. Enforcement of the restrictions also failed. Residents of the existing neighborhood simply do not have the money to win battles with big corporations.

We are Costco members and support the company in general. We could support another location that would not have such a great impact on a residential neighborhood.

Thanks for considering our input.

Dan Scott and Linda Woolley

3976 Neelon DR S

Salem, OR, 97302-6034

Amy Johnson

From: bykotadav <bykotadav@aol.com>
Sent: Friday, December 07, 2018 2:31 PM
To: citycouncil; Chuck Bennett
Cc: APamko@cityofsalem.net
Subject: Costco location

We enthusiastically approve the Costco move to the Kuebler property.

Respectfully,
David and Anne Shimeall
2675 Eastlake Dr. SE
Salem 97306
503-316-0178

Amy Johnson

From: DON SMITH <desmith9@comcast.net>
Sent: Thursday, December 06, 2018 1:43 PM
To: citycouncil
Subject: Coustco Move

Council Members,

Two votes from me and my wife against the move of Costco to Kuebler Blvd. The traffic on Kuebler is bad enough already and I would think very inconvenient for a big part of Salem Residents. Bad for West Salem. Bad for Keizer residents. Bad for NE Salem, Woodburn, Stayton and Silverton residents. The current location is very good for most people.

Thanks,

Don and DeAnn

Amy Johnson

From: Aaron Panko
Sent: Thursday, December 06, 2018 2:02 PM
To: Amy Johnson
Subject: FW: Costco Move

-Aaron | [503-540-2356](tel:503-540-2356)

From: DON SMITH [mailto:desmith9@comcast.net]
Sent: Thursday, December 06, 2018 1:48 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco Move

Community Development Department,

Two votes from me and my wife against the move of Costco to Kuebler Blvd. The traffic on Kuebler is bad enough already and I would think very inconvenient for a big part of Salem Residents. Bad for West Salem. Bad for Keizer residents. Bad for NE Salem, Woodburn, Stayton and Silverton residents. The current location is very good for most people.

Thanks,

Don and DeAnn

Amy Johnson

From: Clem and Doris SPENNER <cdspenner@msn.com>
Sent: Monday, December 10, 2018 10:01 AM
To: citycouncil
Subject: Yes for Costco

To the Council,

As city of Salem residents who cannot be at the meeting tonight we would like to say that we are in favor of the south Salem location.

The land use guidelines for that area are being followed.

This project that will be an asset to the greater Salem community.

Thank you for your time,

Doris and Clem Spenner
Salem, OR

Amy Johnson

From: DONALD STONE <lucky4us2@comcast.net>
Sent: Friday, December 07, 2018 8:19 AM
To: Chuck Bennett; citycouncil
Subject: Costco wholesale location

I support the location of Costco at Kuebler and 27th in Salem OR. Thank you, Don Stone

Amy Johnson

From: Dawn Taloyo <abacad0407@hotmail.com>
Sent: Monday, December 10, 2018 11:28 AM
To: Chuck Bennett; citycouncil
Subject: Costco proposal

Dear Mayor and City Council members,

I am unable to attend the Council meeting tonight and just want to express my support of the move of Costco to the south Salem location. I understand the concerns of those who live in that area. I would even prefer a location on the east side of i5. The main concern I have is the current location of Costco and the traffic and challenges it creates in that location. I find myself avoiding that area because of Costco. It needs a location with better parking access points.

Thank you.

Dawn Taloyo
Salem, 97302

Amy Johnson

From: Deanna White <deannagwhite@gmail.com>
Sent: Thursday, December 06, 2018 6:42 PM
To: citycouncil; Chuck Bennett; Aaron Panko
Subject: Kuebler Costco location

My husband and I are 100% behind Costco's decision to move to their new location, as their former location was too small to meet rapidly growing Salem's needs.

We also hope that traffic flow will continue to be addressed as Kuebler should have been wider from the onset. I don't understand why cordon Road is not two lanes each direction with the newer business park out there. Salem needs to address traffic problems BEFORE they exist, not waiting until 10 years after they exist.

Thank you,
Deanna and Glen White

Sent from my iPhone

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:09 PM
To: Amy Johnson
Subject: FW: New Costco Location

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Saturday, December 08, 2018 7:41 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: New Costco Location

Sent from my iPad

Begin forwarded message:

From: Doris Wing <dwing4677@yahoo.com>
Date: December 8, 2018 at 12:30:43 PM PST
To: "cbennett@cityofsalem.net" <cbennett@cityofsalem.net>
Subject: New Costco Location
Reply-To: Doris Wing <dwing4677@yahoo.com>

Mr. Mayor

We are in favor of the new location for Costco.

Thank you,

Darrell Wing

Amy Johnson

From: Aaron Panko
Sent: Thursday, December 06, 2018 4:49 PM
To: Amy Johnson
Subject: FW: New Costco on Kuebler Blvd

-Aaron | 503-540-2356

From: Ann Wray [mailto:adwray@msn.com]
Sent: Thursday, December 06, 2018 3:41 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Fw: New Costco on Kuebler Blvd

From: Ann Wray
Sent: Thursday, December 6, 2018 3:39 PM
To: cbennett@cityofsalem.net; citycouncil@cityofsalem.net; APancho@cityofsalem.net
Subject: New Costco on Kuebler Blvd

We live in Creekside subdivision. We would very much like the new Costco on Kuebler Blvd. I know there are some in opposition but I hope you will also pay attention to those of us that support the move. It seems to me that the property on Kuebler Blvd that is going to be used is going to be used for something and therefore the opposition is shortsighted. Costco will be a good use for that land.

David and Ann Wray
5871 Mission Hills St SE
Salem, OR 97306
503.364.9298

Amy Johnson

From: DAVID C YANDELL <dyandel@comcast.net>
Sent: Monday, December 10, 2018 10:11 AM
To: Chuck Bennett; citycouncil
Subject: Costco Relocation

Mayor Bennett and Council Members,

We respectfully request your support of plans to relocate Salem's Costco to the commercial site located on the southwest corner of 27th Avenue and Kuebler Boulevard in South Salem. It would be great to have easier access options and exits to and from the store, more parking available, and improved access to the gas station.

The current location off of Mission and Hawthorne has served our community well, but limited access, increased traffic and routine congestion has made the location inconvenient and at times, unsafe.

On a recent trip to Salem Clinic (located immediately adjacent to the proposed new location) it was observed that the mix of existing commercial establishments, close proximity to I-5, proposed entrances and exits to the new site, all seem to suggest that the proposed site should be a great location for relocating Salem's Costco.

Thank you for considering our request.

Sincerely,

David and Lori Yandell

2905 Doaks Ferry Road NW

Salem, OR 97304-1325

Amy Johnson

From: Eva Chase <evachase@comcast.net>
Sent: Monday, December 10, 2018 12:08 PM
To: Chuck Bennett; citycouncil
Subject: Costco proposal

I'm sorry we are not able to attend the Council meeting tonight, therefore I am submitting my views via email. My family and I live in S. Salem off Kuebler & Lone Oak. We've lived here since 2005. We are very excited and in favor of Costco relocating to S. Salem. The concern we have though is the congestion it will cause at that particular location. Is there no land to expand and build on the other side of I5 (east)?!

Thank you,

~Eva Chase

Nothing great was ever achieved without enthusiasm. ~RW Emerson

Amy Johnson

From: Elaine <ladybug01@yahoo.com>
Sent: Friday, December 07, 2018 12:27 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Cc: pkahn@costco.com
Subject: COSTCO - Land Use Opinion - E. Cookingham

Good Afternoon,

Even though I am a Costco Member and I received a letter from Costco asking me to support their new proposed location, I'm afraid I cannot support it and wanted to voice my opinion in opposition.

I am writing in opposition of the proposed location for the new Costco in Salem, Oregon on Kuebler Boulevard.

Though I do NOT live near the proposed location on Kuebler Blvd., I would be an unhappy homeowner if I did live in that neighborhood. I would not want Costco in my front yard (so to speak) either. I see it as bringing congestion with BIG trucks closer to a quiet residential area and frankly . . . I think Costco should have considered property closer to town to be more "central" in order to serve more of Salem. The Kuebler location is so close to Albany, why not find a location that caters more to the greater Salem area going north, while refurbishing a piece of commercial property that needs a new "face".

I had hoped the old Capitol Auto property on Mission and 25th would have been a far better location and it would certainly bring a fresh new look to that corner, there by encouraging something new and positive (maybe Target) to take over the opposite corner formerly K-mart.

So, when you have your meeting on December 10th, I hope you will listen to the neighbors and let them be heard. Costco can do wonders for a location that is more commercial by nature. I don't think sidling up to a Medical Clinic is in its best interest. Keep that commercial property open for smaller businesses that won't put as big a strain on the traffic.

Just so you know . . . Costco is one of my "favorite" stores, and I love going there, but if it goes on Kuebler, it is making it so far out there for 80% of Salem, it's not like you can just swing by . . . making it a place to "fill-up" becomes pretty pointless. I do hope the neighbors who are unhappy with this development are heard and their opinion is seriously weighed when you make your final decision. Costco is BIG, it's good, and powerful, but please don't squash the little guys, those who have homes and families at stake in this matter.

Thank you for listening.

Elaine Cookingham
503-302-5013

Amy Johnson

From: noreply@cityofsalem.net on behalf of Eccoelaine@comcast.net
Sent: Friday, December 07, 2018 6:04 PM
To: citycouncil
Subject: Contact City Council
Attachments: ATT00001.bin

Your Name	Elaine Graziani
Your Email	Eccoelaine@comcast.net
Your Phone	503-949-8948
Street	1190 Newport Rd. SES
City	Salem
State	OR
Zip	97306
Message	I strongly support the new proposed location of Costco at Kuebler Blvd. and 27th Avenue in Salem. As the population in Salem has grown over the years, the current location cannot handle the traffic entering the area and there is a long line of cars extending out on to Mission Street. Unacceptable.

This email was generated by the dynamic web forms contact us form on 12/7/2018.

Amy Johnson

From: Aaron Panko
Sent: Saturday, December 08, 2018 5:04 PM
To: Amy Johnson
Subject: FW: Costco

-Aaron | [503-540-2356](tel:503-540-2356)

From: Ellen Kersey [mailto:eeckersey@me.com]
Sent: Saturday, December 08, 2018 5:01 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco

We support the new Costco at the proposed location.

Earl and Ellen Kersey
3694 Bayonne

Amy Johnson

From: Erica Martin <erica.martin03@gmail.com>
Sent: Sunday, December 09, 2018 7:58 AM
To: citycouncil
Subject: Costco relocation

Council members,

I'd like to strongly urge you to reconsider the approval of the site plans to relocate Costco to the proposed south Salem location. I understand the current plan suggests the removal of 8 large white oak trees that really should be protected. Even with the requirement the trees are replaced by new saplings is not a good enough trade: it will be 100 years or more before they're substantial enough to be contributing to positive air and soil quality. Please tell Costco to make a site plan that includes the protection of those substantial trees.

I'm certain it's too late at this point to express my concern about the increase in traffic on two main roads that are already congested most hours of every day: S Commercial and Kuebler Rd; and perhaps it's too late for me to inquire why Costco requires a relocation from a commercial area to a residential area at all, so I'll just let those concerns lie.

Just suffice it to say that as a south Salem resident and Costco member (I'm raising 3 boys who never stop eating), I'm not happy with the relocation despite how convenient it may sound to have it down the street.

Thank you for your time and for hearing from concerned citizens. I trust you'll make a wise, informed decision.

--

Erica Martin

Amy Johnson

From: Erin M <ginger_vi@hotmail.com>
Sent: Monday, December 10, 2018 11:25 AM
To: Chuck Bennett; citycouncil
Cc: apanko2cityofsalem.net;; Tom Andersen
Subject: New Costco Location

To whom it may concern,

As I will not be able to attend the City Council meeting, I want to extend my support via this email to continue the Costco Relocation Project.

I believe this new location will:

- * have better access
- * have better parking
- * is smartly located off a less travelled street
- * is still smartly located near I-5
- * will reduce Mission St traffic issues for those traveling from East to West
- * will provide more jobs for our community
- * will still be convenient for current Costco shoppers

Good luck to you during this meeting,

-Erin Molyneaux
Ward 2 – Waldo Ave SE

Amy Johnson

From: noreply@cityofsalem.net on behalf of er@vksafety.com
Sent: Saturday, December 08, 2018 4:37 PM
To: citycouncil
Subject: Contact City Council
Attachments: ATT00001.bin

Your Name	Elmer Rasmussen
Your Email	er@vksafety.com
Your Phone	5039102537
Street	2154 CHURCHILL AVE SE
City	SALEM
State	OR
Zip	97302
Message	Please note I oppose the Costco relocation to Kuebler Blvd. This is residential neighbor hood was never intended for a large store like Costco. It will be dangerous for children in the area. Kuebler Blvd cannot handle the traffic there. I would attend the meeting but I will be out of town on business. Please stop Costco. Thank you. Regards, Elmer and Jean Rasmussen

This email was generated by the dynamic web forms contact us form on 12/8/2018.

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:11 PM
To: Amy Johnson
Subject: FW: Contact Mayor Chuck Bennett

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Saturday, December 08, 2018 7:33 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Contact Mayor Chuck Bennett

Sent from my iPad

Begin forwarded message:

From: <momrnmn@comcast.net>
Date: December 8, 2018 at 7:12:53 PM PST
To: <cbennett@cityofsalem.net>
Subject: Contact Mayor Chuck Bennett

Your Name	Elaine Smith
Your Email	momrnmn@comcast.net
Your Phone	503-931-9027
Street	1450 Ranier Lp NW
City	Salem
State	OR
Zip	97141
Message	I do not want Costco to build off of Keubler. It is already too busy at that interchange and Costco probably has the most business of any store in Salem. Could they consider the Brooks interchange? There is already a Costco in Wilsonville and Albany. Thank you. Elaine C Smith

This email was generated by the dynamic web forms contact us form on 12/8/2018.

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:21 PM
To: Amy Johnson
Subject: FW: new Costco location at Kuebler and 27th Ave.

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 11:19 AM
To: Dan Atchison <DArchison@cityofsalem.net>
Subject: Fwd: new Costco location at Kuebler and 27th Ave.

Sent from my iPad

Begin forwarded message:

From: Mom and Dad Swiderski <swiderski1970@gmail.com>
Date: December 7, 2018 at 9:11:26 AM PST
To: cbennett@cityofsalem.net
Subject: new Costco location at Kuebler and 27th Ave.

Dear Mayor Bennett: I would like to take this opportunity to express my opinion about the new Costco location. I live less than a mile from this place and go to church right across the street. I realize there will be traffic impacts on Boone Road and Battlecreek Road, but it looks like the design is to encourage shoppers to enter via a round-about on 27th Ave. It will be a shame to lose the "grove" of trees, but it looks like Costco will plant a large number of trees throughout the parking lot and in buffer zones. The loading dock will not be at the back of the store next to the residential area, but face Kuebler. I would like to see this project move forward to completion. Thanks Ed and Marilyn Swiderski 2422 Baxter Road SE Salem, Oregon

Amy Johnson

From: Edward Thompson <ranger4441@msn.com>
Sent: Friday, December 07, 2018 2:15 PM
To: Chuck Bennett
Cc: citycouncil; Aaron Panko
Subject: Change in Costco Location

I am writing to offer my opinion regarding the proposed relocation of the Salem Costco Warehouse from Mission Street to 27th and Kuebler Blvd.

I begin by saying that I fully support the change and believe that a Costco Warehouse at 27th and Kuebler will be positive for the City of Salem and for the South Salem area. The current warehouse is in a bad location for the safety of Costco consumers and other members of the public using this area. It is very clear that this location was chosen when the population of Salem was smaller and when traffic was not as intense. I can fully understand why Costco would like to move from this location and why the city is, and should, supporting the idea of the move.

As to the new location I believe that it meets the needs of a warehouse location for Costco that has good visibility and easy freeway access. For the citizens of Salem it offers a potentially safer traffic pattern and access to better Costco inventory that now requires a trip to Albany or Wilsonville. A larger fueling facility allows for more vehicles to fuel and be on their way without the long lines customary at the Mission Street store. The traffic pattern for the fueling station at Mission is also very unsafe. Pedestrian traffic is also at risk at the current Costco with the number of "crossings" at various parts of the parking lot.

Besides the safety and increased offerings at a new Costco the development around a new store offers the potential for a safer more efficient traffic pattern around the store, at the intersections in the area and in the surrounding area. As a matter of personal experience I was living in Tumwater, Washington when the Costco store went in there. The streets and area were "low-functioning" prior to the store but were significantly improved and revitalized after the store was completed. Businesses, big, and small sprung up around the Costco and what used to be a drab, two lane road has turned into a vibrant area. This was a result of visionary planning between the City of Tumwater and Costco.

At the time of Costco's proposed development in Tumwater certain individuals were decrying Costco as the "end of other businesses" and that local grocery stores were going to go out of business-never happened. In fact there are other grocery stores thriving near the Tumwater Costco and an entire new realm of businesses have sprung up near Costco and to the east on Capitol.

I share all this because I know there is a vocal and well-organized opposition to the proposed Kuebler Costco that is pushing an agenda that this new Costco is terrible for South Salem and will be the source of gridlock and closing businesses if it is allowed to proceed. To counter I will just say that I've heard many of the arguments before and that they are just not born out of reality. While Costco is a big store it carries a lot of things that are impractical for everyday life. As for me I shop at Costco but still do a majority of shopping at Winco, Roths and Safeway. These stores frequently have a better variety of day to day items (in practical quantities) that suit my family's needs.

As for traffic I believe that Salem and Costco can come up with a positive plan that will increase drivability as opposed to hindering it. This will take vision but it can be done. In Tumwater, Costco built on a two lane road about three blocks from I-5. While Costco was being built the main intersection at Trosper and Littlerock was greatly improved with turn lanes but two-lane Littlerock stayed much the same except for a turn lane , sidewalks, and landscaping. All the Costco traffic in Tumwater (with a fueling station), and a neighboring Fred Meyer empties onto a road with 1/3 the capacity of Kuebler. With some visionary planning Salem's outlook is even better.

I previously mentioned the Salem opposition to this project and I have seen first hand the tactics that it has employed. It is oriented towards fear-mongering against Costco and the future of South Salem while waxing poetic about a South Salem that "used to be". To begin with South Salem is not the same as it was 15-20 years ago, nor will it ever be again. This is in large part to several prominent developers that have, or are in the process of, filling South Salem with major housing projects. Strangely one of these developers, John Miller, is adamantly against Costco because, "it will change the character of South Salem". Interesting since his many phased projects have already changed the area irreversibly while making him millions of dollars. I'm sure he will be at your meeting next Monday with the hope that he can develop housing on the proposed Costco site. Several grocers have also been telling their employees that if Costco is built on Kuebler it will put them out of business- not true based on past experience.

Finally this group is warning of increased regional traffic from, "as far away as Eugene and the Metro area" - untrue. All the areas named at the South Gateway Neighbors Meeting on June 5 this year have their own Costcos and in some cases other Costcos between them and Salem. A vast majority of the participants at the meeting were seniors and the prevailing tenor of the meeting did nothing but fan fears of losing their way of life; I was upset and decided not to testify because it was obvious that logic was not being considered.

In any case I hope that logic does prevail at your December 10 meeting. I am a Senior, I live in South Salem, I use Kuebler everyday, and I support local businesses - but I am fully supporting a Costco at 27th and Kuebler. I know that with good planning any traffic issues can be resolved and I would enjoy having another good business neighbor in Costco in South Salem.

Thank you for your consideration,

Sincerely,

Edward Thompson

Amy Johnson

From: Eileen Casey White <eileen.caseywhite@gmail.com>
Sent: Friday, December 07, 2018 10:34 AM
To: Chuck Bennett; citycouncil
Subject: Support of new Costco

Dear Mayor Bennett and City Council members,

My husband Jim and I have been citizens of Salem since 1990. We raised our three children here, and I have owned and operated a small business in Salem since 2002. We strongly support the building of a new Costco in South Salem.

While we frequently shop at the location on Hawthorne, we also make many trips to North Wilsonville because the store is bigger and has more inventory than would fit in the current Salem location. Those are dollars that could be spent in Salem to support Salem workers.

Please support the building of the South Salem Costco.

Thank you,
Eileen and Jim White
1511 D Street NE
Salem, OR 97301

--

Eileen Casey White, Ed.D.
Connections Consulting Inc.
eileen.caseywhite@gmail.com
www.ecwconnections.com
<https://www.linkedin.com/in/ecwconnections/>

Amy Johnson

From: Ed Young <eysalemor@comcast.net>
Sent: Friday, December 07, 2018 2:19 PM
To: Chuck Bennett; citycouncil
Subject: Costco

As a Costco member, I am in support of their move to the site on Kuebler Boulevard. I live one mile south of Kuebler, off Sunnyside Road, and I realize that this will increase traffic on Kuebler. Nevertheless, the current location on Mission Street further exacerbates traffic congestion on an already busy main artery. I am willing to tolerate some small inconvenience to myself, for the benefit of the Salem community as a whole.

Sincerely,

Edward Young
594 Harbortown Court SE
Salem, OR 97306
(503) 851-7142

Sent from [Mail](#) for Windows 10

Amy Johnson

From: Edward Zager <edicted@aol.com>
Sent: Monday, December 10, 2018 1:18 PM
To: citycouncil
Subject: SPR DAP 18 (Costco proposal)

City Council of Salem OR

I am unable to make the meeting tonight to discuss the proposed Costco development due to the band concert at Sprague HS

I am writing in favor of the proposed development of the Costco store on Kuebler and Battlecreek. I was very excited to hear of the move from Mission to Kuebler. I look forward to the growth and opportunity that the Costco store will bring to our area.

I also understand there is discussion about two other developments in that same area. one on the north side of Kuebler and another on the east side of 27th. I am also in favor of these developments. My hope is that we can attract some nicer restaurants and stores. I have heard that the Cheesecake Factory would like to come to Salem. That would be awesome. I also thought this location would be a great place for an Apple Store. I was really hoping for the In n Out Burger coming to South Salem but it looks like Keizer beat us to it.

Thank you for your time

Sincerely,

Edward Zager
305 Silver Hills Cir SE
Salem, OR 97306

503-881-4343

Amy Johnson

From: FRED BARNES <fjbarnes99@msn.com>
Sent: Monday, December 10, 2018 2:23 PM
To: citycouncil
Subject: Costco new site off Keebler Blvd

Support new location.
Norma Barnes
503-559-7999

Sent from my iPhone

Amy Johnson

From: MIKE GILBERT <m2bieg@comcast.net>
Sent: Sunday, December 09, 2018 4:36 PM
To: citycouncil
Subject: New Costco Location

As a Costco member for the past 20 years, we strongly support moving the Costco location to the SW corner of Kuebler Blvd. and 27th Ave. as proposed.

The existing location is clotted with traffic at the Mission St./Hiway 22 and Hawthorne Intersection many hours/day 7 days a week. Such a high volume shopping store should not remain on such an high traffic intersection as Hawthorne and Hiway 22. Oh my gosh, it this not obvious.?

Jon Michael Gilbert

Frances Meredith Gilbert

3445 Biegler Ln. S.

Salem Or. 97302

Amy Johnson

From: fljekr@aol.com
Sent: Saturday, December 08, 2018 3:27 PM
To: citycouncil
Subject: Costco's location

Hello my name is Florence Hall. I live at 5871 Oakstone Dr SE in Salem, 97306. I do not a Costco built on that location on Kuebler Boulevard. Traffic is already bad on Kuebler. When Kuebler was widened the traffic jams were awful in the mornings and evenings. Costco traffic is so bad the first of the month and the days before Thanksgiving and Christmas. I do not want that to happen on Kuebler.

Amy Johnson

From: Aaron Panko
Sent: Thursday, December 06, 2018 8:41 AM
To: Amy Johnson
Subject: FW: Contact Community Development Department - Costco support email
Attachments: ATT00001.bin

-Aaron | 503-540-2356

From: Community Development
Sent: Thursday, December 06, 2018 8:38 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: FW: Contact Community Development Department - Costco support email

From: noreply@cityofsalem.net [<mailto:noreply@cityofsalem.net>] **On Behalf Of** fred@mlode.com
Sent: Wednesday, December 05, 2018 10:32 AM
To: Community Development <CommunityDevelopment@cityofsalem.net>
Subject: Contact Community Development Department

Your Name	Fred Helmbold
Your Email	fred@mlode.com
Street	9210 Alaska Street SE
City	Salem
State	OR
Zip	97317
Message	Please register our support for approving Costco's plan for relocation and new development. It will benefit our entire area and bring addition property taxes and new employment to our area. I am sure your mitigations will make this a project for the good of the City and entire area. Than k you.

This email was generated by the dynamic web forms contact us form on 12/5/2018.

Amy Johnson

From: Fred Patron <patronfred@gmail.com>
Sent: Saturday, December 08, 2018 6:25 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Coatco Relocation

I have lived in South Salem for three decades and have seen the area change in many ways, including the construction of Kuebler Blvd and the freeway interchange. Over the years, there has been much discussion about how to develop the commercial areas. A lot of planning went into the Kuebler/Battle Creek Road area and recent roadway and signal improvements have been made to allow the eventual development to happen. It is my understanding that some of these transportation improvements were funded by development fees.

I am a COSTCO customer and would welcome having the store and gas station moved to the proposed south Salem location. The gas station at the current COSTCO location was added after the main store was constructed and has very poor access, sharing a single entrance with the main store. Access to the new location offers multiple options, including freeway access without forcing traffic through existing neighborhoods. I support the development as long as the City continues to require multiple ingress/egress options.

Fred Patron
1368 Meriweather St SE
Salem, OR 97306

Amy Johnson

From: Fred Stephens <fdstephenssr@gmail.com>
Sent: Saturday, December 08, 2018 2:42 PM
To: Chuck Bennett
Cc: citycouncil

We fully support Costco's efforts to relocate to Kueblar and 27th SE.

Fred and Lynda Stephens
656 Firestone Ave SE
Salem 97306

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 12:16 PM
To: Amy Johnson
Subject: FW: SGNA Written Testimony (December 10, 2018)
Attachments: SPR-DAP18-15 - SGNA Written Testimony (December 10, 2018).pdf

Amy,

This is additional testimony from one of the appellants.

If you have any questions, please contact me.

-Aaron | 503-540-2356

From: Glenn Baly [mailto:glennbaly12345@gmail.com]
Sent: Monday, December 10, 2018 11:51 AM
To: Aaron Panko <APanko@cityofsalem.net>; Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>
Subject: SGNA Written Testimony (December 10, 2018)

Aaron,

Here is SGNA's written testimony for tonight's Appeal hearing regarding SPR -DAP18-15.

Glenn Baly
Chair
South Gateway Neighborhood Association



December 10, 2018

Mayor & Council
City of Salem
555 Liberty Street SE
Salem, OR 97306

**RE: City Council Review of the Planning Administrator's decision, Class 3 Site Plan Review
/ Class 2 Driveway Approach Case No. SPR-DAP18-15**

Dear Mayor and City Council,

This is the written testimony for South Gateway Neighborhood Association's appeal of the Planning Administrator's decision on SPR-DAP18-15 (Kuebler Gateway Shopping Center). The South Gateway Neighborhood Association (SGNA) is appealing the decision on SPR-DAP18-15 because we believe the Applicant has not met the required criteria to warrant approval. In addition, SGNA finds the development proposal to be inappropriate for the location and in no way matches what was promised during the rezone approval.

Reasons for Appeal

1. Size, Scale and Uses of the Development are not Appropriate

This PacTrust property (CPC-ZC06-6) under discussion was rezoned in 2007 as a "Community Retail Shopping Center." The applicant made numerous assurances to citizens and the City Council that a neighborhood shopping center similar to their community center at Orenco Station would be developed. What you have before you today is a totally different proposal that includes a massive warehouse and a 30-pump industrial fueling station that will draw customers from the entire Salem urban area and beyond.

Here is some testimony made by the Applicant and their representatives during the zoning and the Comprehensive Plan change process:

a) Size and Type of Development

- Jeffrey Tross (representing PacTrust) stated At the November 21, 2006 Planning Commission meeting that the project is proposed as a “Community-level commercial retail and service center as it is intended to serve a surrounding area that consists of several neighborhoods. And we use that term as it is defined in the Salem Comprehensive Plan.” Mr Tross referred to the Salem Comprehensive Plan definition of “Community and Neighborhood Level Commercial Facilities” and defined it as “Serving both neighborhood residents as well as residents of a market area composed of several neighborhoods. This is to be distinguished from what also is defined in the Comp Plan as a Regional Facility, which is basically something that services the entire urban area and outlying area.” Testimony was provided between 13 minutes and 10 seconds and 14 minutes and 20 seconds of the hearing.
- Ken Grimes (Pac Trust’s Architect) stated at the May 7, 2007 City Council meeting that the plan was for a “community center” with “architecture [that] would be in scale with residential buildings as opposed to large boxes.” Testimony was provided at 1 minute, 47 seconds in the Hearing.
- Eric Sporre (PacTrust Representative) stated at the November 21, 2006 Planning Commission meeting that “We are not doing a Walmart on the site.” Testimony was provided at 8 minutes and 35 seconds in the Hearing.

b) Scope and Uses

- Jeffrey Tross (representing PacTrust) stated at the November 21, 2006 Planning Commission meeting that “We [PacTrust] are proposing CR which is a lower intensity zone than CG. One of the chief differences is that CG allows for gasoline service stations, various other types of automotive services and dealerships outright permitted. The PacTrust proposal is proposing none of those. They are conditional uses in the zone [CR] and we are not asking for any conditional uses” Testimony provided at 19 minutes and 10 seconds in the Hearing
- Dick Lofflemacher (PacTrust Representative) stated at the November 21, 2006 Planning Commission meeting that “We are not going to be creating something that is going to be drawing people from 10 miles” 11:35 position. Mr. Lofflemacher also stated that “This idea that we’re going to pulling from all over Salem. It just isn’t going to happen.” Testimony provided between 11 minutes and 35 seconds and 12 minutes in the Hearing.
- Dick Lofflemacher (PacTrust Representative) stated at the November 21, 2006 Planning Commission meeting that “You’re not going to get regional type of tenants to come into that center that location. And secondly it’s not big enough to get enough of them in there.” Testimony provided at 12 minutes and 16 seconds in the hearing.

PacTrust is now requesting that you ignore these assurances and allow a 168,000 square foot warehouse and a 30-pump industrial fueling station on a property that was proposed as a community shopping center to serve the surrounding neighborhoods

2. Traffic Issues

The Traffic Impact Analysis (TIA) used with SPR-DAP18-15 is inadequate and fails to meet the requirement of a safe, orderly and efficient transportation system as required under SRC 220.005(f)(3)(B). The TIA methodology and assumptions are flawed and don't accurately address the traffic impacts from this project. Here a few issues we identified with the Applicant's TIA.

- The TIA consultant didn't use the ITE Trip Generation Manual as identified by the City of Salem's Department of Public Works Administrative Rules and instead used a "custom" study without providing the data or methodology for traffic engineers' verification of its soundness.
- The Oregon Department of Transportation (ODOT) reviewed the completeness of this TIA with respect to three intersections under their jurisdiction. All other intersections under the City of Salem's jurisdiction were not re-evaluated based on ODOT comments, such as seasonal adjustment and the simulation based queuing analysis.
- The City administrative rule Division 6-section 6.33 (e) requires that TIAs default to other jurisdiction's horizon years for multi-jurisdictional projects. The TIA consultant didn't evaluate the three intersections under ODOT jurisdiction based on the ODOT Development Review Guidelines that require developments generating more than 5,000 trips to be evaluated for the opening year (2019) and year of transportation system horizon or 15 years (2034) whichever is greater.
- The TIA does not include traffic resulting from all potential development affecting the project area, including:
 - CPC-ZC-UGA18-02 (Kuebler Cascade View)
 - CPC-ZC16-01 (Kuebler Station)
 - Strong Rd at 27th St Subdivision
 - Oregon State Police Headquarters
 - Mill Creek Corporate Center (Amazon Distribution Facility opening in 2019)

These projects, individually and cumulatively, will have significant impact on area traffic volumes and should be included in the TIA since they weren't addressed in the property zone change in 2006.

- The TIA's coverage area should have included Battle Creek to the north of Kuebler (Pringle Rd/Reed Rd; Battle Creek south all the way from Kuebler to at least the planned Fabry Road

extension from Reed Lane to Battle Creek; and west of Battle Creek Road on Boone Road around the curve to Reed Lane and west on Barnes and Baxter to Commercial Street. Probably even further south on Reed Lane to Mildred Road. All these streets are collectors/arterials and are critical parts of both the street and bike route networks and would be affected by the increased traffic resulting from the project.

3. Stormwater

The Application decision indicated that the application should be subject to pre-2014 stormwater requirements because the applicant submitted a stormwater plan with a subdivision request (SUB14-01). However, that subdivision request only applied to the 7.95 acres of the western half of the property and did not address the eastern half of the property where the Costco building and industrial fueling depot are to be located.

A citizen's review of the Applicants underground detention system found it incapable of handling the volume of water associated with a 2 to 3 day rainfall event. The Applicant's engineering design is an attempt to use a static system to address the dynamic problem of rainfall that changes in time and volume. The inability to meet this dynamic problem will potentially cause unknown damage to the surrounding residents or flood Pringle Creek causing damage to downstream residents and businesses.

4. Tree Retention

The approval and conditions do not adequately protect the Oregon White Oak trees on the site, which are significant and likely qualify for listing as heritage trees. It is our contention that the Applicant failed to consider all the necessary alternative site plans for preserving the Oregon White Oaks that would have justified removal under SRC 808.030(a)(2)(L).

It is felt that an appropriately sized Community Retail Shopping Center, rather than the enormous warehouse and fueling depot that is proposed, would enable PacTrust and Salem to retain the Oregon White Oaks as a community asset. Preserving the White Oaks would also assist in stormwater retention.

5. Community Response/Public Engagement

As a representative of the community surrounding the PacTrust property, SGNA has also based its public comments on community response to SPR-DAP18-15 since citizen involvement is Goal 1 of the Oregon Land Use Laws. Community residents have overwhelmingly expressed opposition to the Costco relocation and that the Applicant has not adequately engaged the public in the planning process for this proposal. Below are some examples:

- 175+ people attended a June 5, 2018 SGNA public meeting on commercial development at the Keebler/27th Avenue intersection, especially the Costco relocation. Concerns centered around traffic, infrastructure capacity, impact on surrounding neighborhoods and overall quality of life. It was also pointed out that the Costco relocation is a massive deviation from the neighborhood shopping/service center model approved for the PacTrust property rezoning in 2007.
- 911 people have signed an online petition opposing Costco's proposed relocation to the PacTrust property on Keebler.
- South Gateway Neighborhood Association (SGNA) voted on June 14, 2018 to oppose the Costco relocation to Keebler Blvd.
- On June 19, 2018, PacTrust/Costco representatives held an Open House regarding the project that included poster board stations with no presentation or opportunity for the public to express their opinion or engage in the planning process. PacTrust/Costco representatives never made formal presentations at the South Gateway or Morningside Neighborhood Associations regarding their Site Plan Review.

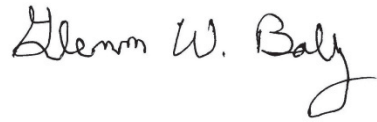
6. Recommendations

- The Council should reject the Planning Administrator's decision on SPR-DAP1815 in its present form and send it back to Staff, with instructions to follow up on and answer the many questions and issues that have been raised. The Applicant should also be instructed to rethink their position and submit a proposal that accurately reflects a "Community Retail Shopping Center" that was the basis for the rezone approval
- Barring that the Council should continue this matter for another Hearing in January so you have time to carefully review the proverbial mountain of material that has been submitted in this matter in the last 30 days or so. That way all the issues can be more thoroughly addressed by Staff, by the Applicant, Appellants, and by the many members of the public – on both sides of the issue, who care about what happens in this neighborhood.

The decision you have before you today not only doesn't meet the burden of proof but is wholly inappropriate for the site. The Applicant, with City staff approval, seems to be attempting to "park a semi-truck in a compact car space." instead of developing the community retail center that was the basis for the rezone approval.

Please contact me if you have questions or need more information. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Glenn W. Baly". The signature is written in a cursive style with a large, stylized 'G' and a long, sweeping tail on the 'y'.

Glenn W. Baly
Chair
South Gateway Neighborhood Association
glennbaly12345@gmail.com

Amy Johnson

From: Aaron Panko
Sent: Sunday, December 09, 2018 1:10 PM
To: Amy Johnson
Subject: FW: new Costco location

-Aaron | [503-540-2356](tel:503-540-2356)

From: MICHAEL BELLMAN [mailto:BELLMAN9647@msn.com]
Sent: Sunday, December 09, 2018 11:14 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: new Costco location

We are in support of the new location for Costco in Salem.

Ginny and Mickey Bellman



Virus-free. www.avast.com

Amy Johnson

From: Garey Cosentino <gareyjoann@aol.com>
Sent: Saturday, December 08, 2018 11:05 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Proposed Costco site

Dear Mayor Bennett, City Council Members, and A. Panko,

We are sure that you are aware that Costco Wholesale has asked its members to voice their opinion to you concerning their proposed new site. Although Costco can be fairly assured that their members will be in favor of the move it was no guarantee that all members would be in favor. In this case, we are in favor of the move.

Salem has grown substantially over the 30 plus years that we have lived here and Costco has certainly outgrown its current location. The area of the proposed location was deemed to be a mixed use when Kuebler Avenue was opened up and then expanded many years ago. The time to object would have been then, not now.

Sincerely,
Garey & Jo-Ann Cosentino
774 Scenic Heights Drive SE
Salem, Oregon 97306
503-569-9409 cell

Amy Johnson

From: Gary Deming <ndeming4371@icloud.com>
Sent: Monday, December 10, 2018 2:19 PM
To: Chuck Bennett
Cc: citycouncil
Subject: COSTCO

I support CODTCO relocation request on tonight's agenda

Gary Deming
503-363-1504
ndeming4371@icloud.com

Amy Johnson

From: Gene Enfield <gene.enfield@gmail.com>
Sent: Saturday, December 08, 2018 11:38 AM
To: cbennett@citofsalem.net
Subject: Support for the moving of Costco to the Keubler Blvd location

The current site for the Salem Costco is more than difficult to get into; it sometimes borders on impossible. Traffic is often backed up to Mission Street with the bicycle path full of cars. This prevents anyone who wants to obey the law and not cross the solid line before the break stranded.

Yes, the new location will create some traffic on a busy Keuble Blvd but there is already a lane for the required right turns into the proposed parking lot. At least 90% of the traffic will be on Keubler and not near any residential area. The nay sayers will make the most noise at the 10 Dec. meeting; but, I feel, the vast majority of Salem desires this relocation.

Gene Enfield
6107 Rolletti Drive SE
97306

Amy Johnson

From: GWYN MARSH <gwynmarsh@comcast.net>
Sent: Sunday, December 09, 2018 9:06 AM
To: CityRecorder
Subject: Costco Case No. SPR-CAP 18-15 OPPOSED

We are contacting you because of our grave concerns regarding the proposed relocation of Costco. We live on Battle Creek Rd SE, about 1.5 miles from the intersection with Keubler.

The proposed Costco will, without a doubt, increase the traffic flow on Battle Creek Road. We fear every time we pull out of our driveway because we cannot see around the curve to the north and with the quieter cars, sometimes you cannot even hear a car coming around the curve. We have had several close calls. There has been at least one fatality very near our residence.

Even though the speed limit here is 55, cars often go faster than that, ignoring the fact that there are many driveways and people trying to cross the road to get to their newspapers and mail.

A few years ago we applied for a county permit to do some work on our house. We had to pay an extra \$50 because of having a "dangerous driveway". We are certainly not the only ones; and our efforts to make it safer, such as lowering the speed limit, have been to no avail.

Without a doubt, people traveling to the south to and from the proposed Costco will often be using Battle Creek Road, thus increasing the traffic on this already dangerous road.

For these reasons, we are adamantly opposed to this proposed relocation of Costco.

Ron and Gwyn Marsh

6505 Battle Creek Rd, SE

Salem, OR 97317

503-409-2476

Amy Johnson

From: greg may <gregory_may@yahoo.com>
Sent: Saturday, December 08, 2018 10:34 AM
To: Chuck Bennett; citycouncil
Subject: Support Costco Relocation to Kuebler

I live in South Salem on Wiltsey Rd SE.

I am in support of Costco's move to South Salem. I understand this will be a change for the residents around the area, but look forward to the dozens of mitigations that will be included in the new site.

Greg and Angela May

Amy Johnson

From: noreply@cityofsalem.net on behalf of blend3@hotmail.com
Sent: Saturday, December 08, 2018 12:31 PM
To: citycouncil
Subject: Contact City Council
Attachments: ATT00001.bin

Your Name	Gary and Mary Moore
Your Email	blend3@hotmail.com
Your Phone	971 301 8727
Street	5289 Berkshire Ct. SE
City	Salem
State	OR
Zip	97306
Message	<p>Dear Mayor Bennett and Salem City Council Members, As proud residents of Salem, my wife and I would first and foremost like to thank you and congratulate you on providing us with such a wonderful city to live in. Although we have only lived here for a little over three years, we feel most welcome and at home here. I am writing to you today about a concern that we and most of our neighbors have about the proposed development of the Costco center on Kuebler Blvd. As residents in the immediate area, we are all extremely worried about the traffic congestion that will occur when this center is complete and operational. Right now, the traffic at the Kuebler-Battle Creek intersection during the evening commute is quite heavy on most nights. The additional traffic from this center will not only add more time to our trip home after a long days work, but also contribute to more accidents thus increasing our drive time even further. We have noticed on our drives around our great city, that there seems to be quite a bit of open land along Cordon Rd. If this land is available, it seems as if a Costco move there would have less of an impact on the local residents there than the impact it would have on the residents in the proposed location. We hope that you will take our concerns into consideration before a final decision is made. Thank you for your time, and we wish you and your families all the best for the coming holidays and the coming year, Gary and Mary Moore 5289 Berkshire Ct. SE Salem, OR 97306</p>

This email was generated by the dynamic web forms contact us form on 12/8/2018.

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:21 PM
To: Amy Johnson
Subject: FW: Costco Project.

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 11:46 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco Project.

Sent from my iPad

Begin forwarded message:

From: Greg <occiabc@cs.com>
Date: December 7, 2018 at 11:44:43 AM PST
To: cbennett@cityofsalem.net
Subject: Costco Project.

Mr. Mayor,

As a long time Salem citizen as well as a retired businessman I urge you to vote yes and speed along the process for building a new Costco here in Salem. New construction is a benefit to all of Salem. The cost savings in dry goods, eyeglasses and medicine available at Costco, will help the residents living near the new facility and allow the numerous renters in the area more convenient shopping.

Again, as a citizen who voted for you I urge you to vote for the new Costco facility.

Regards,

Greg Ostrom

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 12:10 PM
To: Amy Johnson
Subject: FW: New Costco project

-Aaron | 503-540-2356

-----Original Message-----

From: Greg [mailto:occiabc@cs.com]
Sent: Friday, December 07, 2018 11:53 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: New Costco project

Dear A Panko,

I urge you to move forward and vote yes to the new Costco project for the South Salem Area. The new Costco proposed in that area will allow easier shopping for the many homeowners and renters in that area. Travel time will be saved by South Salem homeowners plus the new store will no doubt ease some traffic congestion on Mission Street.

Again, I urge you to move this process along and do what is required to allow a new Costco facility to be constructed as proposed.

Regards,

Greg Ostrom
5019 Daniel St S
Salem, OR 97306

Amy Johnson

From: Gil Simmons <gib1313@aol.com>
Sent: Saturday, December 08, 2018 7:50 AM
To: citycouncil
Subject: Support new Costco

I live in Southwest Salem near Kubler and would like to have the New Costco store located as proposed. I'm handicapped so make sure there are plenty of handicapped parking spaces near the store. I am concerned about the other proposed retail building sites having parking for employees and customers. The present Costco store at Mission and Hawthorne has a full parking lot much of the day and into the evening hours. Make sure these proposed retail sites parking space is calculated into the overall car parking. I drive around the present Costco store looking for parking now. I can understand neighbors to the proposed Costco store being concerned about on street parking in front of their homes. In some ways, Costco does help them as they have night time security around their store and would likely do the same in the new store parking. I avoid downtown Salem shopping, the library, city, bus barn, and county buildings for lack of parking and the loitering on the walkways unless absolute forced. Electric vehicles are the future and there is a lack of charging stations. The library eliminated some handicapped spaces for electric charging stations, maybe these new locations should have mandated charging stations in out of the way areas instead of packing people into smaller spaces like RATS. RATS fight for their space and we don't need more tension in our society. Buses and scooters are not the complete answer.

Costco Member

Amy Johnson

From: Gary & Darline Trnavsky <gdowltree@comcast.net>
Sent: Saturday, December 08, 2018 3:39 PM
To: CityRecorder
Cc: citycouncil; Chuck Bennett
Subject: Costco case No. SPR-DAP 18-15

At the present time, entering or leaving Hollyberry Lane, where we live, is always hazardous for drivers and there is also often some kind of wildlife casualty. People who need to cross Battlecreek to reach their mailbox are confronted with speeding and careless drivers. Battlecreek will become increasingly hazardous when it becomes the favorite route to the proposed Costco location, both coming and going. This will undoubtedly affect future property sales and land value. And the other surrounding streets, Pringle, Kuebler, Boone, etc. will also be adversely affected. These streets already suffer from the additional traffic caused by the new tracts already developed. People need to think about the future consequences and how living conditions will be affected forever. We are not in favor of this proposal.

Gary & Darline Trnavsky
2950 Hollyberry Lane S.E.
Salem, Oregon 97317

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:05 PM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Sunday, December 09, 2018 3:16 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPad

Begin forwarded message:

From: Glen White <glennewlwhite@gmail.com>
Date: December 9, 2018 at 1:45:49 PM PST
To: cbennett@cityofsalem.net
Subject: Costco

I am in favor of Costco relocating to the proposed site on Kuebler, and see no reason it should not receive approval from the City Council.

Sincerely,
Glen White
5540 Wigeon St SE

Sent from my iPad

Amy Johnson

From: noreply@cityofsalem.net on behalf of Glennewlwhite@gmail.com
Sent: Sunday, December 09, 2018 1:50 PM
To: citycouncil
Subject: Contact City Council
Attachments: ATT00001.bin

Your Name	Glen White
Your Email	Glennewlwhite@gmail.com
Your Phone	503-931-1635
Street	5540 Wigeon St SE
City	Salem
State	OR
Zip	97306
Message	I am in favor of Costco relocating to the proposed site on Kuebler, and see no reason it should not be approved by the City Council.

This email was generated by the dynamic web forms contact us form on 12/9/2018.

Amy Johnson

From: Gail Enfield <grs.enfield@gmail.com>
Sent: Saturday, December 08, 2018 1:47 PM
To: citycouncil
Subject: COSTCO relocation

As a Costco member and resident of south Salem I want to express my approval of the proposed relocation site. There will always be folks who grumble and complain, but I'm not one of them. So please stick to your decision and get on with construction.

> Perhaps Salem and the surrounding communities could support two facilities. So please consider also encouraging a second location further north or east.

>

> Thank you, Gail Enfield

> 6107 Rolletti Dr SE

> Salem OR 97306

>

> Sent from Gail's iPad

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:02 PM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Sunday, December 09, 2018 8:06 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPad

Begin forwarded message:

From: Harold Hans <sundialkid@comcast.net>
Date: December 9, 2018 at 7:48:00 PM PST
To: Mayor Chuck Bennett <cbennett@cityofsalem.net>
Subject: Costco

The site plan for new Costco store, which was initially approved by The City of Salem, and some have felt the need to oppose it.

I have read about the project and the complaints of those opposed to it. My feelings in the matter is that the complaints are of the 'NIMBY (Not In My Back Yard)' type. When this property was set up for development, those living in the area should have known or figured that large scale development plans for the site would happen. There will be an increase in traffic because of the Costco development it appears that the City of Salem has done its job in attempting to mitigate possible problems. Since Kuebler Blvd has continued to see increased traffic and thru widening of the road and installation of traffic lights has help plan for the future. Anyone with any brains could determine that areas along this corridor would see increased commercial development. With all of that in mind, the Salem City Council should turn back any objections and fully approve the project.

Yes, I am a Costco member and regularly travel Mission Street to and past their store. Mission Street, has over time has continued to have heavier and heavier traffic loads. It is not unusual to see traffic backed up (west bound) along Mission Street, past I-5 and sometimes past the Lancaster St overpass, in the morning. However I note that except for the their gas station the Costco store itself does not open (for most customers) until 10 AM. So the major amount of traffic in the morning hours is not going to Costco, but are people headed to work. The traffic

problem(s) that currently exist are not due to traffic heading to Costco. As you are aware of Mission Street is also Highway 22, which carries a lot of truck traffic. There are two different traffic situations on Mission St and Kuebler Blvd. So, one can't assume what happens on one will happen on the other.

Some might complain that Costco sending out letters to its customers might not be right. However, that said, there are no doubt other Costco customers who have, like myself, decided to make my feelings known because of the issue. I feel that the Salem City Council, should hear from more residents on issues. One reason, many do not attend the council meetings, is because of the scheduled time (Mondays at 6 PM). The reasons should be obvious. Finally, the move of Costco will be a longer drive for me, and no doubt others. I consider the difference insignificant.

Thank you for reading my remarks on the issue and considering them.

Harold Hans

Amy Johnson

From: Aaron Panko
Sent: Saturday, December 08, 2018 8:08 AM
To: Amy Johnson
Subject: FW: Proposed New Costco Location

-Aaron | 503-540-2356

-----Original Message-----

From: Howard Klopfenstein [mailto:howardkl385@gmail.com]
Sent: Friday, December 07, 2018 5:13 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Proposed New Costco Location

I fully support the proposed location for the new Costco. The current location is not properly serving customers or the city. Traffic is a major problem at the existing location.

Howard Klopfenstein
Salem, Oregon

Sent from my iPhone

Amy Johnson

From: Helen Martin <hsmartin15@yahoo.com>
Sent: Sunday, December 09, 2018 5:17 PM
To: citycouncil
Subject: Costco relocation

My husband and I feel the new Costco site will be a great location. We travel to Salem from Gleneden Beach on the Oregon coast (about an hour and a half drive) several times a month to shop at Costco and come to appointments in Salem. We are pleased that the new location is not far from the current one and still close to Salem Hospital and other locations we frequent. Even though we are retired we find plenty of groceries and other items to purchase at Costco!

Thank you for your consideration of this issue.

Sincerely,

Helen and Ian Martin

[Sent from Yahoo Mail for iPad](#)

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 7:50 AM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Thursday, December 06, 2018 1:31 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPhone

Begin forwarded message:

From: Henry Salem <salemtreefarm@gmail.com>
Date: December 6, 2018 at 1:03:30 PM PST
To: cbennett@cityofsalem.net
Subject: Costco

Dear Mayor Bennet,

As you are aware, Hwy 22/Mission st. which runs through the city downtown and the only connection of east to west as well as Hwy 5, is experiencing horrendous traffic issues. One of the most effective economical solution would be relocating major retail businesses along this portion of Hwy 22/Mission st. to other parts of the city.

Relocating Costco to new location at Boone/Kuebler Rd. will have many positive points including **reducing horrendous traffic jam** from it's current location which I am in favor of. I appreciate your efforts for improving business aspect of our community.

Sincerely,

Henry Pir
503-999-8866

Amy Johnson

From: Henry Salem <salemtreefarm@gmail.com>
Sent: Thursday, December 06, 2018 1:15 PM
To: citycouncil
Subject: Costco

Dear Counsel members,

As you are aware, Hwy 22/Mission st. which runs through the city downtown and the only connection of east to west as well as Hwy 5, is experiencing horrendous traffic issues. One of the most effective economical solution would be relocating major retail businesses along this portion of Hwy 22/Mission st. to other parts of the city. Relocating Costco to new location at Boone/Kuebler Rd. will have many positive points including **reducing horrendous traffic jam** from it's current location which I am in favor of. I appreciate your efforts for improving business aspect of our community.

Sincerely,

Henry Pir
503-999-8866

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:24 PM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Thursday, December 06, 2018 10:48 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPhone

Begin forwarded message:

From: Holly Williams <hollysw61@gmail.com>
Date: December 6, 2018 at 7:46:46 PM PST
To: "<cbennett@cityofsalem.net>" <cbennett@cityofsalem.net>
Subject: Costco

Dear Mayor,

I support the new location being considered for Costco in South Salem.

Sincerely,
Holly Williams

Sent from [Mail](#) for Windows 10

Amy Johnson

From: John and Irene Konopasek <irenejohnk@msn.com>
Sent: Sunday, December 09, 2018 11:48 AM
To: citycouncil
Subject: New Costco Location

Dear City Council Members,

We want you to know that we strongly support the South Salem location for the New Costco! This land is and has been designated Commercial for a long time. It is an ideal spot for Costco. We do not understand why anyone would be opposed to this location which has already been approved by the City of Salem!

Thank you for supporting this New Costco Development!

Irene and John Konopasek
Salem, OR 97306
503-365-0595

Sent from my iPad

Amy Johnson

From: jake and elisea alderete <eliseaandjake@hotmail.com>
Sent: Saturday, December 08, 2018 11:44 AM
To: cbennet@cityofsalem.net; citycouncil
Subject: Costco Wholesale Kuebler Boulevard

Hello,

My name is Jacob. I am reaching out to you because I want my voice to be heard in regards to the development of the costco wholesale store that was approved by the city of salem for the location of Kuebler Boulevard and 27th Avenue. I feel that the project should continue and that it will serve salem very well to have multiples of these locations.

Thank you and best regards,

Jacob.

Amy Johnson

From: Jay Allred <jawa52@comcast.net>
Sent: Saturday, December 08, 2018 10:24 AM
To: citycouncil
Subject: New Costco

To Whom it May Concern,

I've been a Costco customer for over 20 years and have been shopping at the Salem Costco for 19 years. It's been my experience that the current Costco location is insufficient and difficult to navigate access and parking. The store is too small and needs more space and easier access. I fully support the new location for Costco on Kuebler Blvd.

Sincerely,

Jay Allred

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:09 PM
To: Amy Johnson
Subject: FW: Costco new location

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Saturday, December 08, 2018 7:41 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco new location

Sent from my iPad

Begin forwarded message:

From: Joyce Ashford <jashford1982@gmail.com>
Date: December 8, 2018 at 12:52:55 PM PST
To: cbennett@cityofsalem.net
Subject: Costco new location

We approve of the move of Costco to the Southwest corner of Kuebler Boulevard and 27th Ave.
We would like our voices heard on this matter.
Thank you
Joyce Ashford

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:06 PM
To: Amy Johnson
Subject: FW: In favor of the new location of Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Sunday, December 09, 2018 10:00 AM
To: Dan Atchison <DArchison@cityofsalem.net>
Subject: Fwd: In favor of the new location of Costco

Sent from my iPad

Begin forwarded message:

From: JUDY BADER <judybader@comcast.net>
Date: December 9, 2018 at 7:08:13 AM PST
To: cbennett@cityofsalem.net
Subject: In favor of the new location of Costco
Reply-To: JUDY BADER <judybader@comcast.net>

Chuck Bennett

I am in favor of the new Costco location on Kuebler Blvd.

Thank you

Judy Bader

Amy Johnson

From: JUDY BADER <judybader@comcast.net>
Sent: Sunday, December 09, 2018 7:12 AM
To: citycouncil
Subject: In favor of new Costco location on Kuebler Blvd.

To whom it may concern

I am in favor to the new Costco location on Kuebler Blvd.

Thank you

Judy Bader

Amy Johnson

From: Jack <berrethj@gmail.com>
Sent: Saturday, December 08, 2018 9:41 AM
To: citycouncil; Aaron Panko
Subject: Costco

I support the new Costco at the proposed location.

Jack Berreth
2241 Tuscana Ave S.
Salem, OR 97306

Sent from [Mail](#) for Windows 10

Amy Johnson

From: Jay Brown <jay@factory40.com>
Sent: Friday, December 07, 2018 1:37 PM
To: Chuck Bennett
Cc: citycouncil; Aaron Panko
Subject: Neighbors IN FAVOR of Costco move

Please accept this email as a family in favor of the new Costco location.

Beautiful plan for a business wishing to improve Salem.

They have our YES!

Thanks!

Jay Brown
Ph(503) 364-0088 x306
Fax- (503) 763-8570
Cell- (503) 559-7142

2261 Judson St SE • Salem Oregon • 97302

Amy Johnson

From: Jon Carnahan <jon.carnahan@comcast.net>
Sent: Friday, December 07, 2018 9:50 AM
To: Chuck Bennett
Cc: citycouncil; Aaron Panko
Subject: Land Use and Site Plan for Relocation of Costco

Although we respect the opinions of those community members who have objected to the new location of Costco, we would like to support the move and new location. The current location is a traffic hazard and safety issue and we applaud Costco for their efforts to mediate those issues. South Salem is growing and State and City have made a huge financial commitment through the improvement of the Kuebler Exit on I-5, Kuebler Boulevard and the intersection of Kuebler and Commercial Boulevard. This infrastructure investment has allowed for both residential and commercial growth in South Salem to the benefit of our community and Salem. As south Salem residents we support the efforts of the city and the relocation of Costco to the new location on the corner of Kuebler Boulevard and 27th Avenue.

Respectfully Submitted,
Jon and Maureen Carnahan
644 Creekside Dr SE
Salem, Oregon

Sent from my iPad

Amy Johnson

From: Jamal Chishti <jamal.chishti@gmail.com>
Sent: Saturday, December 08, 2018 10:01 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: I support the new Costco location

Hi All,

My name is Jamal Chishti. I've lived in Salem for 6 years and drive on Kuebler almost everyday. I live under 3 miles away from the new location.

I would love to see a Costco closer to South Salem. The huge problem with the existing Costco is that there's only one way in and out. I used to live in Hillsboro, very close to the largest Costco in existence (at the time). Traffic to get in and out of that location was easier than the current Salem location. The Albany location also has multiple entrances and exits, basically all Costcos do. Even on the busiest days all the other locations are easier to get in and out of, because everyone isn't being funneled through the same entrance and exit.

Even if there is an initial surge of traffic, because it's exciting that there's something new, that'll die off. Also, Mission Street should see a massive improvement to the traffic, given that hardly anyone is going to be turning down Hawthorn anymore.

The Costco going in should also bring in new businesses, more jobs, and improve the lives of everybody surrounding it. I have a huge family in the area and everyone's excited about the new location.

Thank you for taking the time to read this,

Jamal Chishti
(503) 929-9122

Amy Johnson

From: jesus cruz <jessrcruz@yahoo.com>
Sent: Saturday, December 08, 2018 5:16 PM
To: citycouncil
Subject: Costco

Please be advise and want this e-mail to be on record . Has Costco ever consider the people traveling from the North East and west of Salem And the traffic problem well continue to be the same if they move father south . What the city of Salem need is another Costco store in the north side not father south .

Thank you Jesus Cruz

Amy Johnson

From: Joy <joy.fargo@gmail.com>
Sent: Friday, December 07, 2018 10:56 AM
To: APanki@cityofsalem.net; Chuck Bennett; citycouncil
Subject: Costco

I think a larger Costco at the Kuebler Road site would be GOOD for Salem.

Joyce Fargo

2418 Equestrian Lp S. 97302

Amy Johnson

From: Patrick Gallagher <galacres@comcast.net>
Sent: Friday, December 07, 2018 8:10 PM
To: citycouncil
Subject: Costco opposition due to traffic!

Salem City Council

Re: Costco Case #SPR-DAP 18-15

My name is John Gallagher, and I live at 6248 31st Ave SE, Salem.

I strongly oppose the approval given by the City Planning Department to Costco. There are many technical reasons to deny the Costco application, but I would like to key on traffic issues.

The intersection of Kuebler and Battle Creek Road is already one of the most congested in Salem, probably close behind intersections on Mission St. Adding 10,000 trips per day to these streets is going to make that intersection severely under-performing. We don't have many west-east arterials in SE Salem, and Kuebler is really the only access we have. Does the City really want to antagonize many south Salem residents who need to use Kuebler but aren't going to Costco?

Some commuters hate going through the Kuebler/Battle Creek intersection so they try to bypass it by using Boone Rd, catching Kuebler to the east via 27th Ave SE. I know, because such a hurried commuter ran into me as I was going north on Battle Creek toward Kuebler. She tried to get across the Battle Creek busy traffic but ran into me, causing both vehicles to be totaled, and tying up that intersection for several hours. If Costco ties up Boone with cars, that bypass may no longer be an option for commuters, but it will just add to the Kuebler traffic queues. IF you use the Kuebler intersection as I regularly do, you will see cars running red lights at almost every cycle. I have never seen any police enforcement at that intersection.

Please grant this appeal and deny the Costco application.

John Gallagher

Amy Johnson

From: John Gear <gearjm@gmail.com>
Sent: Thursday, December 06, 2018 11:17 AM
To: Aaron Panko
Cc: 350 Salem OR; citycouncil
Subject: OPPOSE approval of new Costco site

Sir,

I write because Costco sent me a letter asking me to contact you to support their move to Kuebler Blvd.

However, I write instead to register my OPPOSITION to the proposed new Costco site. The proposed relocation of the Costco would not only increase congestion and greenhouse gas emissions, but it would leave Salem with a dark store problem.

Salem already has excess retail capacity and no need for additional retail anywhere.

As giant corporations go, I am generally favorable towards Costco compared to the others, so my opposition is not based on any animus towards Costco.

But if Costco wants to make more money in Salem, they can increase their hours, and they can enhance delivery options. They should not be allowed to impose the costs of a dark store on the people of Salem by moving away from their very well-centralized location for their store.

John Gear
Ward 1, 97301

Let's live on the planet as if we intend to stay

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 7:47 AM
To: Amy Johnson
Subject: FW: New Costco

-Aaron | [503-540-2356](tel:503-540-2356)

From: Jan Goerke [mailto:janniemg@gmail.com]
Sent: Monday, December 10, 2018 5:56 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: New Costco

I support the new Costco location on Kuebler Boulevard. It will be a far better location than the corrent site.

Jan Goerke

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 2:13 PM
To: Amy Johnson
Subject: FW: Costco development at Kuebler Blvd and 27th Avenue

-Aaron | [503-540-2356](tel:503-540-2356)

From: Jack Graham [mailto:Jack@GrahamLawGroupPC.com]
Sent: Monday, December 10, 2018 1:53 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco development at Kuebler Blvd and 27th Avenue

Staff:

I want to express the support of my wife and I for the proposed new development of Costco. An expansion of the store is badly needed in Salem. There appears to be no location better suited to that purpose than the proposed site at Keubler and 27th. Any other site selected will create similar if not worse impact on the affected neighborhood. The proposed location is better than most and, I believe, the site has already been planned to provide similar development. We need the expansion of this store, the proposed site is the best available and there is no other site that will have less impact. Please approve the development and move this project forward now.

Jack Graham, Attorney
Graham Law Group, PC
Phone: (503) 364-1117
3265 Liberty Rd. S
Salem, OR 97302
www.grahamlawgrouppc.com

Confidentiality Notice: This e-mail message may contain confidential or privileged information. If you have received this message by mistake, please do not review, disclose, copy, or distribute the e-mail. Instead, please notify us immediately by replying to this message or telephoning us. Thank you.

Amy Johnson

From: Jason Hamblen <jtoddusa@yahoo.com>
Sent: Friday, December 07, 2018 1:44 PM
To: Chuck Bennett
Cc: citycouncil
Subject: Costco relocation

The possible move of the Costco store to South Salem just moves another important store further away from so many citizens in NE, N Salem and Keizer.

We live in NE Salem and with the Traffic congestion on Kuebler you will be making it easier for us to spend our money in Wilsonville at that Costco.

Please consider the thousands of residents that don't live in South Salem that shop at Costco. Ask Costco to leave the current store open and the seek a location at the North end of town. That will take the pressure off of the current location and help surrounding north communities as well.

Thank you for your time and consideration.

Jason Hamblen

Sent from my Verizon Wireless 4G LTE Droid

Amy Johnson

From: Joyce Hammerschmith <hammersjos@hotmail.com>
Sent: Friday, December 07, 2018 1:13 AM
To: citycouncil
Subject: Fw: Costco

From: Joyce Hammerschmith
Sent: Friday, December 7, 2018 1:12 AM
To: APanko@cityofsalem.net
Subject: Costco

City of Salem, Chuck Bennett
City Council, Community Development

Costco Proposal, 3rd bridge

NO NO NO NO

Why don't you build a third bridge and allow West Salem access to the Parkway. The property just south of North Salem Fred Myer was purchased for that development when we moved to North Salem 57 yes 57 years ago. From here there is quick access to the Freeway. You have blocked up North commercial with many trucks and 28 wheelers.

Distance to Costco from Downtown/West Salem
Current location 4.5 m
New location 7.2 m
Albany 25 m or 18 miles S. of new store
Tigard 44 m

I could enclose a map but you should be smart enough to know Costco is building in a location convenient for those in South Salem and what is best for their end product to make money. They are not considering the additional clogging of city streets. A store South of Chemawa exit would be a much central valley location. Note Keizer station has put many stores in Salem out of business due to better location. Shoppers do not want to navigate busy streets.

Please start working on this. Hiring traffic engineers might be a good idea. The city council is asking for input instead of doing the best for the city people.

Joyce Hammerschmith

PS I never got more than a C in writing but a University professor just said do it and here it is. Hope you understand what I am saying.

Amy Johnson

From: John Harris <wasafuzz@gmail.com>
Sent: Sunday, December 09, 2018 7:11 PM
To: citycouncil
Subject: Costco Store Location

We support the new Costco location at 27th Ave SE. South Salem is a growth area and needs the Costco store located here. Thank you very much for your time and effort in this matter.

John F. & Karen S. Harris
4940 Sunnyside RD SE K6
Salem, OR 97302
(503) 989-9450

My book, **Theft by Deception** by **John Major**, is now available on my website: **JohnMajorBooks.com** It may be purchased on Amazon in Paper Back or Kindle. I know you will enjoy reading it. ***Thank You!***

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:24 PM
To: Amy Johnson
Subject: FW: New Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 5:46 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: New Costco

Sent from my iPad

Begin forwarded message:

From: "Jolene Hill" <mybrandyjo@centurylink.net>
Date: December 7, 2018 at 5:39:26 AM PST
To: <cbennett@cityofsalem.net>
Subject: Fw: New Costco

I hope that does not mean the other Costco will close. I also hope the service will be better and the check out lines will be better. So many people wanting to check out and not enough checkers open.

From: Jolene Hill
Sent: Thursday, December 06, 2018 2:37 PM
To: cbennett@cityofsalem.net
Subject: New Costco

Dear Mr. Bennett
I say YES for Costco on Kuebler Blvd. and 27th
Hope that helps.
Sincerely,
Jolene Hill

Amy Johnson

From: Denise <dmhogate1@comcast.net>
Sent: Friday, December 07, 2018 10:16 AM
To: citycouncil
Subject: Costco

Hello, after looking at the photo that was sent to us of the new Costco layout, we are concerned about the increase traffic to this and surrounding areas, along with what appears to be a limited amount of parking spaces to accommodate all the customers. We hope these concerns are not taken lightly and will be reviewed with the upmost consideration. Thank you, John & Denise Hogate.

Amy Johnson

From: Jeff Kohl <jkextras@gmail.com>
Sent: Friday, December 07, 2018 9:14 AM
To: Chuck Bennett; citycouncil
Subject: Plans to allow a Costco on Kuebler Rd.

Mayor Bennett and Council Members,

I am opposed to the plans to allow Costco to relocate to Kuebler Rd. It never ceases to amaze me that cities continually disregard the infrastructure when planning. Kuebler Rd. has fewer lanes than Mission St. does. And they both already experience high volumes of traffic. Kuebler Rd. is not as central to the city as the current location, so relocating it will cause more people to have to travel further than the current location, which will add a greater burden to roads that are not designed for traffic loads that already exist. The Kuebler location also is adjacent to a residential neighborhood. Consider their wishes, and not just the wishes of Costco.

Sincerely,
Jeff Kohl

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 7:00 AM
To: Amy Johnson
Subject: FW: Relocation of Costco

-Aaron | 503-540-2356

From: Jude Laitinen [mailto:judelaitinen1@gmail.com]
Sent: Thursday, December 06, 2018 5:57 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Relocation of Costco

Dec. 6, 2018

APanko
Community Development Dept.

City of Salem

Dear APanko;

As a long time Salem resident and member of Costco, I strongly object to relocation to Kuebler Blvd. and 27th Ave.

Costco's current location is a central location with surface streets as well as easy 1-5 access for not only Keizer, South Salem, NE and central Salem customers but freeway members from outside our community.

Relocating to a more southern site would make it even more challenging for west Salem customers to navigate traffic.

If Costco is truly constantly trying to improve services to their members, why build another store and potentially lose faithful customers by making it less convenient and farther away?

I would no longer spend my money at Costco if it adds an extra hour to a busy day.
I imagine others may feel the same way.

Unless there is an ulterior motive for relocating such as profit of sale of existing real estate, it makes no sense for Costco to ask us “to voice our support for a new Costco at the proposed location,” when it’s not in the majority of Salem’s greater population base’s best interest.

Thank you for your time.
Sincerely,

Judith Laitinen

Amy Johnson

From: Aaron Panko
Sent: Sunday, December 09, 2018 1:11 PM
To: Amy Johnson
Subject: FW: Costco

-Aaron | 503-540-2356

From: Judy Lathrop [mailto:judyathrop20@gmail.com]
Sent: Sunday, December 09, 2018 9:40 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco

Dear Mayor Bennett, City Council Members and Community Development Department, I am unable to attend the City Council meeting on December 10 at 6:00 pm, but I want to share my thoughts on the Costco proposal. My name is Kirk Gillett and I live at 4286 Jade Street NE in northeast Salem. I believe that the proposal to move Costco is a big mistake. I believe that the community at large would be better served if the current Costco would remain where it is and a second Costco be built in Northeast Salem/ Keizer area. If you look at what other businesses like Home Depot, Lowes, Walmart, Fred Meyer have done they all have a location in south and north Salem. I believe this has been a successful business strategy. By closing the existing Costco and moving it further south you are forgetting about all the residence that live north of Market Street. You will also be creating a very large vacant building that will likely remain vacant for some time to come. By building a second Costco in north Salem you would not only reduce the traffic at the existing location, but you would also better serve the communities of Keizer, Woodburn, Silverton, Mt. Angel and probably many other smaller communities. It would also increase employment opportunities for residence of Northeast Salem and Keizer. Now I am fully aware that my address is outside of the City limits for Salem, but I have many neighbors that our inside the City of Salem boundaries because of the odd way in which the community of JanRee has been annexed into and out of the City of Salem and Marion County. That issue set aside, my hope is that you will listen to what I have to say before making a final decision on relocating Costco even further south. I would also like to see you discuss the options with the Marion County Commissioners and the City of Keizer officials about the possibilities for building a second Costco in the north Salem/Keizer area. Thank you for considering my alternatives.

Please note that I have copied a letter from Kirk A. Gillett because I could not have said this better. Sincerely,
Judy Lathrop

Judy Lathrop
503-393-1520

Amy Johnson

From: Gmail <jimlavond@gmail.com>
Sent: Monday, December 10, 2018 12:23 PM
To: citycouncil
Subject: Costco

I would like to show my full support for Costco's planned move to Kuebler Boulevard.

Thank You,
Jim Lavond
jimlavond@gmail.com

Amy Johnson

From: noreply@cityofsalem.net on behalf of jledger@comcast.net
Sent: Monday, December 10, 2018 11:22 AM
To: citycouncil
Subject: Contact City Council
Attachments: ATT00001.bin

Your Name	John Ledger
Your Email	jledger@comcast.net
Your Phone	5033718304
Street	605 Valleywood drive SE
City	Salem
State	OR
Zip	97306
Message	<p>As long time south Salem home owners we are very concerned about siting a new Costco facility near the junction of Kuebler Boulevard and Interstate 5. Our concerns do not reflect on the quality of the company, which we view favorably (we are Costco customers) but focus on climate change, visions for Salem, and the community livability impacts of the proposal. From an GHG standpoint, it could not be located in a worse place. The new Costco would be located on the extreme southern edge of Salem. This means the great majority of Costco customers will have to drive further to visit the facility. Using EPA data, extending the average trip by only 1.5 mile each way would add more than 1.3 tons of new GHG per 1,000 customer visits. Multiply this by hundreds of thousands of visits each year and the impact is significant. This not the direction we want to take Salem. Moves South Salem Further from Walkability and Bikeablility One of the most important visions for Salem is increasing community walkablity and bikeablity. We enjoy riding our bikes to go shopping or run errands, which is hard enough in south Salem as it is. Inevitably there will be increases in traffic and automobile pollution on Kuebler/I-5, Commercial, and the entire surrounding area making transportation much less amenable for anything other than cars and trucks. This proposal moves us solidly in the wrong direction. Livability. South Salem is heavily residential, almost semi-rural, something we valued highly. This does not mean businesses should not locate here. In fact, South Salem needs more small business, shops and retailers, and such a development would be welcomed. But the size and nature of the proposed facility is simply not compatible with the Salem we have come to value so much. It moves South Salem further from what we would like our city to be. We ask that you decline his proposal and seek a less damaging and more community appropriate alternative. Sincerely, John Ledger, Julie Yip</p>

This email was generated by the dynamic web forms contact us form on 12/10/2018.

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 7:35 AM
To: Amy Johnson
Subject: FW: Request for info on number of daily car trips to Costco

-Aaron | [503-540-2356](tel:503-540-2356)

From: John Ledger [mailto:jledger@comcast.net]
Sent: Sunday, December 09, 2018 9:00 PM
To: Aaron Panko <APanko@cityofsalem.net>
Cc: 'Glenn Baly' <glennbaly12345@gmail.com>
Subject: Request for info on number of daily car trips to Costco

Hi Alan,

Is it possible for you to provide 1) the number of car trips per day to the EXISTING Costco site on Mission & Hawthorne; 2) the proposed net new daily car trips to the proposed Costco site on Kuebler Blvd? I am requesting numbers specifically for Costco, and not for a shopping center of up to 299,000 sf.

If you could provide this information before the December 10 City Council meeting, that would be wonderful.

Thank you,
John Ledger
Julie Yip

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 2:57 PM
To: Amy Johnson
Subject: FW: Contact Mayor Chuck Bennett

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Monday, December 10, 2018 12:37 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Contact Mayor Chuck Bennett

Sent from my iPad

Begin forwarded message:

From: <martinfam6@gmail.com>
Date: December 10, 2018 at 12:27:51 PM PST
To: <cbennett@cityofsalem.net>
Subject: Contact Mayor Chuck Bennett

Your Name	Jeanette Martin
Your Email	martinfam6@gmail.com
Street	764 Sahalee Dr SE
City	Salem
State	OR
Zip	97306
Message	<p>Hi Mayor Bennett, I am writing to express my opposition to the proposal to build a new larger Costco on the Kuebler/I5 intersection. I feel that nothing positive is gained from moving it a few miles further south. There is more need for a Costco further north, as Albany's is plenty close and accessible for South residents. It will bring with it considerable more traffic than the already congested Keubler and Commercial roads can effectively accommodate, not to mention the negative effect it will have on the surrounding Battlecreek and Cambridge neighborhoods. A second Costco would ease congestion in both areas, but just one larger one will only move Mission Street's traffic problems to smaller roads with greater negative impact on the residential areas.</p> <p>Thank you</p>

This email was generated by the dynamic web forms contact us form on 12/10/2018.

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 1:15 PM
To: Amy Johnson
Subject: FW: Proposed Costco

-Aaron | 503-540-2356

-----Original Message-----

From: Jeanette Martin [mailto:martinfam6@gmail.com]
Sent: Monday, December 10, 2018 12:42 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Proposed Costco

Attn: Community Development Department,

I am writing to express my opposition to the proposal to build a new larger Costco on the Kuebler/I5 intersection. I feel that nothing positive is gained from moving it a few miles further south. There is more need for a Costco north of Salem, as Albany's is plenty close and easily accessible for South residents. It will bring with it considerable more traffic than the already congested Keubler and Commercial roads can effectively accommodate, not to mention the negative effect it will have on the surrounding Battlecreek and Cambridge neighborhoods. A second Costco would ease congestion in both areas, but just one larger one will only move Mission Street's traffic problems to smaller roads with greater negative impact on the residential areas. Please consider a location near Keizer Station or further north and leave the Keubler area property for smaller businesses that would be a better neighbor to all those living on both sides of Keubler.

Thank you,
Jeanette Martin

Amy Johnson

From: jqmac3 <jqmac3@gmail.com>
Sent: Monday, December 10, 2018 8:57 AM
To: citycouncil
Subject: Costco move

I am in support of the costo move to Keubler Bl.
Current location is hard to get in and out.

Thank you

Jacque McManus

Sent from my Galaxy Tab A

Amy Johnson

From: Jeremy Mitchell <mitcheje.mail@gmail.com>
Sent: Saturday, December 08, 2018 10:11 PM
To: citycouncil
Subject: Proposed Costco Relocation

Dear City Council,

Thank you for taking the time to read my email. I am a current City of Salem resident of 29 and also a Costco member. I am a home owner and business owner in Salem and plan to continue living and working here for many years to come.

As a business owner, I value not standing in the way of business growth and development, but I have one major opposition to the current proposed development of the Costco on Kuebler Blvd. The City of Salem ordinance requiring the preservation of significant trees makes it clear that an alternative must be chosen for the site development. There is no evidence of "need" as the ordinance states to remove the trees.

Please respect the ordinances of our City and opt for any of the alternative site proposals or deny the development all together.

If the citizens would like to change the ordinance protecting trees, let them advocate for that change first.

Thanks again for your time,

Jeremy Mitchell
City of Salem Resident

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:07 PM
To: Amy Johnson
Subject: FW: Costco relocation

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Sunday, December 09, 2018 6:21 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco relocation

Sent from my iPad

Begin forwarded message:

From: Janice Morgan <jan.morgan@comcast.net>
Date: December 9, 2018 at 5:34:57 AM PST
To: cbennett@cityofsalem.net
Subject: Costco relocation

Dear Mayor Bennett,

We are asking that you support the relocation of Costco. We think it will be safer because of the multiple entries and exits, and that the relocation will better serve Salem.

Thank you for your service to our City,

Jan and Mike Morgan

Sent from my iPad

Amy Johnson

From: noreply@cityofsalem.net on behalf of Jan.morgan@comcast.net
Sent: Sunday, December 09, 2018 5:29 AM
To: citycouncil
Subject: Contact City Council
Attachments: ATT00001.bin

Your Name	Jan Morgan
Your Email	Jan.morgan@comcast.net
Your Phone	503-510-5009
Street	3090 Elderberry Drive S
City	Salem
State	OR
Zip	97302
Message	Please support the new location for Costco. It will be more accessible with more than one way in and out, and will better serve the Salem community. Thank you for your service to the City, Jan and Mike Morgan

This email was generated by the dynamic web forms contact us form on 12/9/2018.

Amy Johnson

From: Julie Newquist <julie.newquist@comcast.net>
Sent: Thursday, December 06, 2018 8:12 PM
To: Chuck Bennett
Subject: Costco -New Site Kuebler Blvd

Sent from Julie's iPad

I am writing to you to confirm my positive response to Costco being constructed on the Kuebler Site. Please do what you can to continue with the progress on building Costco at this site.

I live in the Gateway neighborhood so I am familiar with this area.
Thank you for taking my YES vote forward.

Julie and Gary Newquist

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:20 PM
To: Amy Johnson
Subject: FW:

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 11:48 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd:

Sent from my iPad

Begin forwarded message:

From: <pnunnen@aol.com>
Date: December 7, 2018 at 11:21:54 AM PST
To: cbennett@cityofsalem.net

I am in favor of the new Costo location on Boone Rd, S. to replace the one on Mission. That traffic congestion there is untenable.
Jeanette Nunnenkamp
1961 Spicetree Lane, S
Salem, Oregon 97306

Amy Johnson

From: Josiah Oles <josiah.oles@live.com>
Sent: Monday, December 10, 2018 7:02 AM
To: citycouncil
Subject: New Costco Location

Dear Council Members,

My household was very excited to hear about a new Costco location.

The proposed location is not too far from the current store and we hope to see major improvements to the parking/entrance situation.

There is too much traffic congestion at the Costco on Mission and Hawthorne and I worry about getting into an accident at the current location.

We love Costco and hope that the store will get the much needed relocation that has been proposed.

Sincerely,
Josiah Oles

Amy Johnson

From: John Palios <jpalios@icloud.com>
Sent: Friday, December 07, 2018 7:07 AM
To: citycouncil
Subject: Costco

Dear Council Members,

My wife and I would like to voice our support for the new Costco on Kuebler Boulevard and 27th Avenue. We both reside in South Salem and work in Salem. Costco is an asset to the community and a socially responsible organization.

I would hope traffic concerns might be mitigated by modifying roads and traffic lights in the area. The current Costco location is overcrowded and I know many folks go to Albany or Wilsonville Costco for a better parking and an easier shopping experience.

We both are unable to attend the council meeting on 12/10 but hope you will support the wishes of the many who support the new Costco location. I think it will be good for Salem!

Sincerely,

John & Kyung Min Palios
5758 Joynak St S
Salem, OR 97306

Sent from my iPhone

Sent from my iPhone

Amy Johnson

From: Julie Peacock <julie.ll.peacock@gmail.com>
Sent: Saturday, December 08, 2018 5:35 PM
To: citycouncil; Chuck Bennett
Subject: Support for new Costco location

I have been a Costco member for more than 20 years and have been driving to Albany Costco because it was closer. I am happy that Costco wants to relocate closer to where we live in south Salem (Teral CT SE). THANK YOU! ☐

-- Julie L. Peacock

Amy Johnson

From: Joe Peck <joepeck7@gmail.com>
Sent: Saturday, December 08, 2018 12:33 PM
To: Chuck Bennett
Cc: citycouncil
Subject: New Costco on Kuebler and 27th

To Whom It May Concern:

I am writing this email to voice my support of a new Costco at the location cited in the subject line. It would be very convenient for my family and I and I think it would add value to living in South Salem. Please allow construction.

Thank you,

Dr. Joseph Peck
3465 Balsam Dr S
Salem, OR 97302
(412) 401-8712

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:27 PM
To: Amy Johnson
Subject: FW: Costco Relocation

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Thursday, December 06, 2018 5:07 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco Relocation

Sent from my iPad

Begin forwarded message:

From: "Jay Poulos" <osu49er@gmail.com>
Date: December 6, 2018 at 4:54:03 PM PST
To: <cbennett@cityofsalem.net>
Subject: Costco Relocation

I am writing in support of the new location for Costco Wholesale. Costco has greatly outgrown their current location. The traffic is constantly horrendous and I feel creates a unsafe environment for both autos and pedestrians. The new location would alleviate that problem. Please support Costco in their relocation move.

Jay Poulos

Amy Johnson

From: Jill Scrapoholic <thescrapoholic@gmail.com>
Sent: Monday, December 10, 2018 10:30 AM
To: Chuck Bennett; citycouncil; glennbaly12345@gmail.com; tj@huggins.com

To whom it may concern,

As a tax paying citizen of Salem, I've been made aware in the past few days both Costco and the City of Salem is looking for the input from its citizens about the moving the huge mess of Costco from Hawthorne to Kuebler. I'm not sure I'll be able to make the meeting tonight since i had such short notice. I do believe this should be a city wide vote, where we can all have a voice, of approve, disapprove, or we want a 2nd store, which is what i'm hearing from the majority of city citizens.

I was under the impression origianlly that this was a 2nd store, which would improve the mess, overcrowding and add jobs to Salem. Moving Costco is NOT an option that I approve. It does absolutely no good for the city. Kuebler was just updated to handle the traffic for the south end but not to handle the additional Costco Traffic. Kuebler exit southbound already backs up on to the freeway during evening hours. How will the traffic from west Salem thru downtown and down the already crowded streets and commercial be able to handle this influx of traffic? The city has 3 Walmarts, 2 of which are superstores. These stores at peek shopping hours are quite crowded. Costco at peek shopping hours is unsafe and pretty sure violates the number of people safely approved by the fire marshall, since all registers are open and the lines go back about 30 feet with absolutely no room to move and throughout the store you can barely move. If Costco refuses to open a 2nd store, then they should not be able to move and only provide 300 more parking spaces, which is also unclear if they are the exact dimesions of current location or if they are smalller. If they are smaller you are not actually providing more parking, you'll be losing parking as many drive larger vehicles than the compacts and will take up 2 to 3 or evne 4 spaces. It also, means those in north Salem will have to travel further and therefore consume more gas which means adding to the pollution. South Salem residents ahve a choice of Hawthorne or Albany Costco. North, West Salem and Keizer have Hawthorne. You may think its only a few minutes drive but it NOT. It will add quite a few more than a few minutes, easily 10 to 40 minutes more. It would be more wise as either a 2nd store, as it will alleviate the traffic mess at just one store and it would add jobs, which we desperately need. I 100% OPPOSE this new location, unless its a 2nd Costco Store.

Sincerely,
Jill Rancourt

--

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 9:38 AM
To: Amy Johnson
Subject: FW: Costco relocation

-Aaron | 503-540-2356

-----Original Message-----

From: Jennifer Reznicek [mailto:rezfam4@me.com]
Sent: Friday, December 07, 2018 9:25 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco relocation

We strongly support the relocation of Costco!! They are responsible neighbors and will be respectful of the community.
Thank you,
Jennifer Reznicek
Sent from my iPhone

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 2:59 PM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Monday, December 10, 2018 10:01 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPhone

Begin forwarded message:

From: J R RITTS <RRITTS45556@msn.com>
Date: December 10, 2018 at 7:28:17 AM PST
To: "cbennett@cityofsalem.net" <cbennett@cityofsalem.net>
Subject: Costco

I am writing in FAVOR of Costco's new location. I live on Battle Creek Rd SE and would welcome their move closer to me. I don't see any problems. The access roads on 27th and Battlecreek should more than take care of the extra traffic. My vote is to allow their location and can't wait til they open !

Sincerely,

Rosanna and Jim Ritts
4415 Battlecreek RD SE
Salem OR 97302

Amy Johnson

From: J R RITTS <RRITTS45556@msn.com>
Sent: Monday, December 10, 2018 7:33 AM
To: citycouncil
Subject: Costco relocation

I am very much in favor of Costco new location. I live on Battlecreek Rd SE and would love their new location to be voted in. Please allow this company to relocate.
There are many access roads into and out of their new location.

Sincerely,

Jim and Rosanna Ritts
4415 Battlecreek Rd SE
Salem OR 97302

Amy Johnson

From: JOEL ROSENBLIT <ROSENBLITJ@msn.com>
Sent: Sunday, December 09, 2018 1:31 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco

I support a new Costco at Kuebler and 27th St. I am a regular customer of Costco, appreciating their prices and selection. I have also read that they treat their employees well, with good pay and benefits.

I am also a member of 350.org, the climate change group, many of whose members oppose this development. I think Kuebler Road is an excellent location for a big box store like this that has outgrown its old home. I do not agree that it will appreciable increase greenhouse gases, compared with driving to the current location, especially with all the new housing south of Kuebler Road.

I urge you to approve the application.

Sincerely,
Joel Rosenblit
3528 Dogwood Dr. South
Salem, 97302

Amy Johnson

From: June Ross <jskross18@msn.com>
Sent: Sunday, December 09, 2018 6:41 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Opposition to proposed Costco location and Need for Traffic Analysis Study

I am opposed to the location on 27th Avenue SE selected for the Costco store. The site is in a neighborhood and the store and accompanying retail buildings will negatively affect the quality of life of the residents. It will also negatively impact the neighboring medical buildings.

The current location on Hawthorne is adequate and is suitable for a building such as Costco. While traffic backs up at times, generally the access to the current site is satisfactory and the size of the store meets the needs of Salem Costco members. I visited the store mid-afternoon Saturday, December 8th and had little difficulty getting into the site or leaving. It was busy as would be expected during the holiday shopping time, but the store and parking lot were sufficient for the customers wanting to shop.

If Costco must move it should find a site that has land uses similar to those at the current site and does not impact a residential area.

The City Council should be judicious in its review of the traffic impact the proposed development will have. The development will impact not only the Kuebler Blvd exit on I-5 but the Sunnyside-Turner exit as well as the Battlecreek/Kuebler and the Kuebler/27th Avenue intersections. The development would have a very negative impact on the already at-capacity infrastructure.

Please don't approve the a Costco store at the proposed location.

June Ross
Local resident and Costco member

Sent from [Outlook](#)

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:10 PM
To: Amy Johnson
Subject: FW: Costco Relocation

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Saturday, December 08, 2018 7:40 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco Relocation

Sent from my iPad

Begin forwarded message:

From: Jean Rover <jearov@msn.com>
Date: December 8, 2018 at 1:46:49 PM PST
To: "cbennett@cityofsalem.net" <cbennett@cityofsalem.net>
Subject: Costco Relocation

Just wanted to say that I support Costco's move the southwest corner of Kuebler Boulevard.
Sincerely,
Jean Rover

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:27 PM
To: Amy Johnson
Subject: FW: Don't move Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Thursday, December 06, 2018 4:50 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Don't move Costco

Sent from my iPad

Begin forwarded message:

From: Judy Rowe <rowejude@gmail.com>
Date: December 6, 2018 at 3:59:09 PM PST
To: cbennett@cityofsalem.net
Subject: Don't move Costco

I do not support moving Costco and I do NOT agree that it will better serve my needs because I live in NE Salem and don't like going out south. Don't make the same mistake as Trader Joe's ! I would have been a regular customer there if they had been centrally located. Can't we do better than all the way to Keubler ?

Amy Johnson

From: Aaron Panko
Sent: Thursday, December 06, 2018 4:51 PM
To: Amy Johnson
Subject: FW: Keep Costco Centrally Located

-Aaron | [503-540-2356](tel:503-540-2356)

From: Judy Rowe [mailto:rowejude@gmail.com]
Sent: Thursday, December 06, 2018 4:05 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Keep Costco Centrally Located

I do NOT support moving Costco and I do NOT agree that it will better serve my needs because I live in NE Salem and don't like going that far out south. Please do not make the same mistake as Trader Joe's ! I would have been a regular customer of theirs if they had been centrally located. I only go there if I am in the area for some other reason like once or twice a year. I will rethink my need to shop at Costco if it moves.

Can't we do better than all the way to Keubler ?

Amy Johnson

From: John Shepard <emailjcs@comcast.net>
Sent: Monday, December 10, 2018 12:04 PM
To: Aaron Panko
Cc: citycouncil; Glenn Baly
Subject: PacTrust application Case No. SPRDAP18-,15 for 2500-2600 Boone Rd SE (Costco)
Attachments: PacTrust Stormwater Review 2018DEC10.PDF

Herein submitted testimony for the subject PacTrust Application.

Hearing 5:30 10 Dec 2018

John Shepard
Ward 4
Salem OR

Oral Testimony. John Shepard, Ward 4, Salem OR.

I would like to share a short story. It is about 2 engineers and a Practical Sailor

First up is our Civil Engineer well into his career with expertise in storm water planning. He knows the City's code and is hired to build a system at minimal cost, a Static Design to meet the requirement. After identifying the storm water rules, the "Design Storm" standards, he drafts a beautiful system using his computer calculations and storm modeling algorithms. He submits his plan to the City.

Our City Stormwater Engineer now applies his skills based upon the rules established by his department head with recognition that politically speaking we need development to occur. We cannot be the barrier to progress. The Engineer looks at the data from this renowned Civil Engineer and gives it his stamp... We concur.

Our last fellow, the Practical Sailor, spent his life curious about the weather. He will never understand it, yet he plans for it. Mother Nature does not have a computer. She will always do what you don't expect, just because. Our Sailor looks at the stormwater plan with a conservative eye, does his calculations using the worst-case conditions. No designer storm or Historical patterns. The conclusion "the system as designed will fail in less than a 10-year storm event.

The Take away... Mother Nature did not get the memo that she has to follow the Design Storm parameters.

My concern is two fold.

The Static system presented specifies, "total **detention of 133,750 CF** to detain the post-developed 100- year storm event to the pre-developed." That is a little more than 1 Million Gallons

This design has a fixed underground capacity with fixed flow release volume.

Compared to Mother Nature which is a dynamic system with quantity and timing variables and no limit to the inflow.

The system is designed to fail.

Failure means filling the parking lot, Flood waters on the nearby street and flood waters running down Pringle Creek into the City Center.

Review of Storm Water Plan for PacTrust application Case No. SPR-DAP18-15 for 2500-2600 Boone Rd SE (Costco)

John Shepard
Ward 4
Salem, Or

I have had the opportunity to work on Flood and Storm Water Planning for the City of Salem with City staff for the past 9 years. In that time, I have learned a lot about the Pringle and Battle Creek Watersheds having served as vice chair on the Willamette Valley Watershed Council and Co-Chair of the Mill Creek Watershed Council.

I was asked to look at the subject Storm Water Plan by SGNA.

While I understand the Civil engineering in the submitted plan, the approach taken to develop the plan is based on identifying static parameters in order to develop an underground storage system that will have a fixed quantifiable storage capacity and will deliver into the Salem Stormwater System (Pringle Creek) all stormwater at a fixed flow restricted rate. I commend the consideration given in the plan to use the 2014 standards in the development of the plan.

Such a plan is designed to fail. The problem is Mother Nature. She is delivering stormwater under a dynamic model. The rainfall in Salem varies in time and quantity. As such the static model used to calculate the water volumes provides for more discharge than a worse case condition of all the rain falling in the first 2 hours of the storm. Such a time change means the volume peaks early in the day and the detainment basin fills on Day one. IF the storm event continues the same rainfall pattern on day 2 the detainment basin overflows after 2.3 inches of rainfall.

This either means a Keubler/27th street flooding event in the area of the development or significant increase in the peak flood volumes on Pringle Creek.

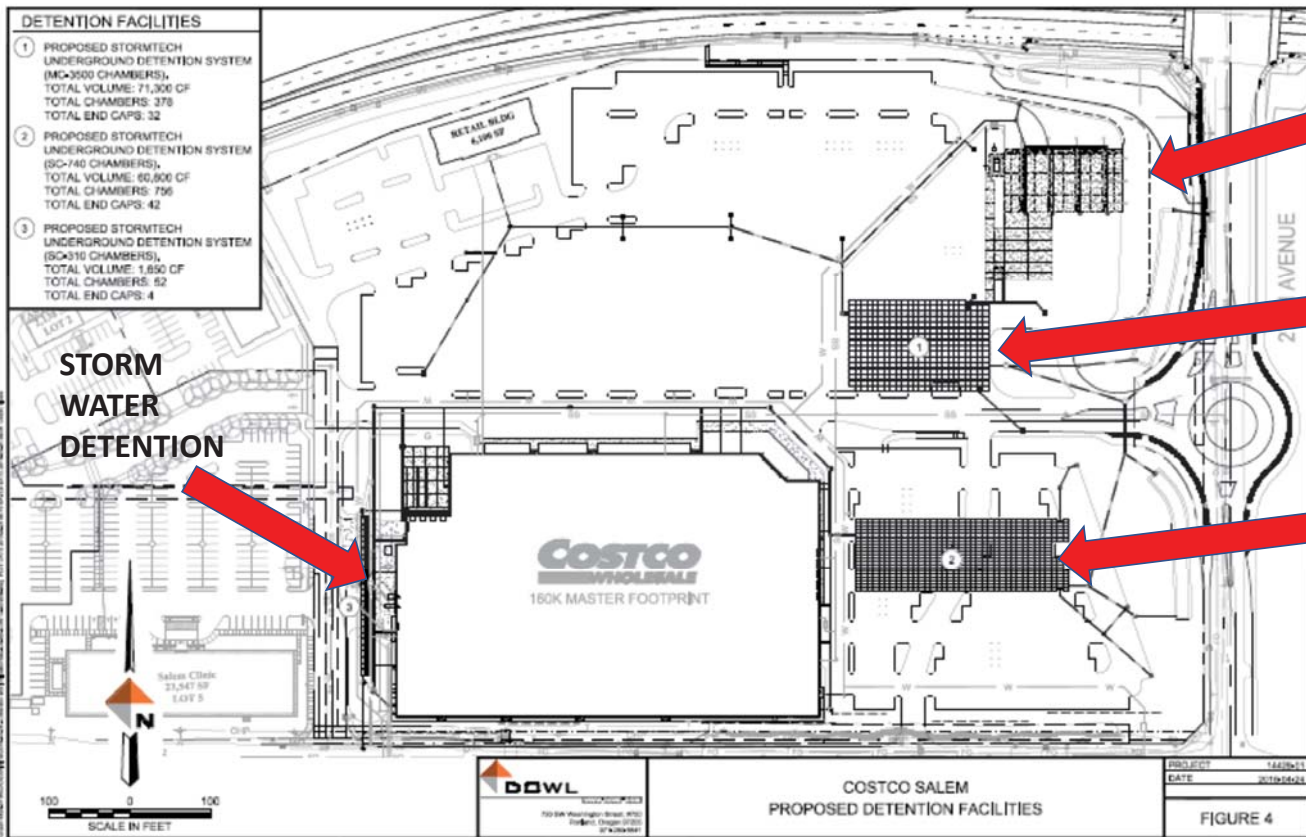
Additional concern is raised by the Industrial Fueling Station on the property. A problem with the hazardous materials on the site drains into the

underground stormwater storage. This stormwater/fuel mix is then released into the Salem Stormwater system (Pringle Creek)

Other sites in the city, where parking lot detention is required use open air detention ponds that allow for fuel to dissipate into the air, capture heavy metals and contaminants in a series of ponds before releasing the stormwater into the stormwater system.

Safety of our community is at stake. We have learned a lot about the way stormwater needs to be managed over the past 20 years. In that time, we have seen errors in previous assumptions as the stormwaters of 1996 and 2012 flooded properties and endangered citizens. As a Community we have been lucky. At some point this may not continue.

I recommend that the staff reexamine the detention plan and require greater detention in order to protect the property and business owners downstream from this new development.



CIVIL ENGINEERING Static Design

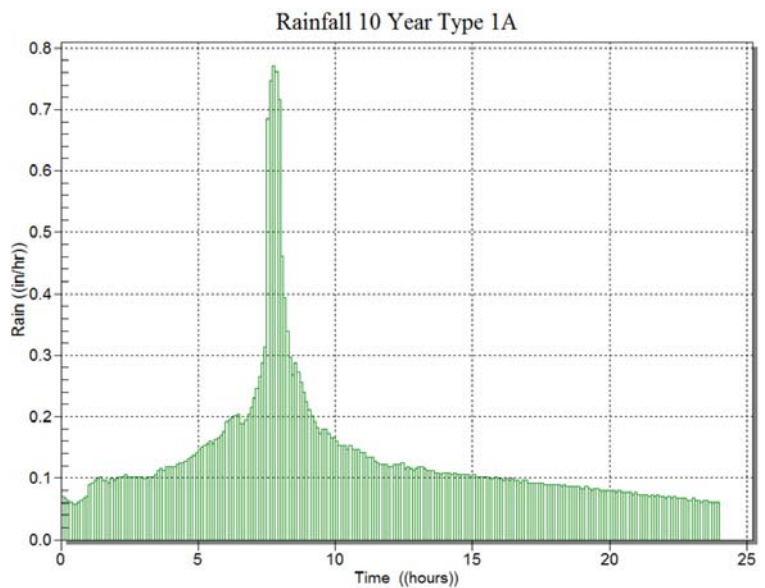
10.4 Stage and Volume

The proposed site requires a **total detention of 133,750 CF** to detain the post-developed 100-year storm event to the pre-developed.

Manufactured chambers are proposed to provide the required detention storage volume. The chamber facilities are designed such the top of the chambers are below the lowest catch basin rim elevation and more than a foot of freeboard is provided to the proposed building.

Recurrence interval (years)	Total Precipitation Depth (in)
WQ	1.38
2	2.20
10	3.20
100	4.40

Design Storm



DOWL - STORMWATER PLAN

STORM CONSTRUCTION NOTES			TOTAL VOLUME	
16	PROPOSED STORMTECH UNDERGROUND DETENTION SYSTEM	MC-3500 CHAMBERS	71,300	
17	PROPOSED STORMTECH UNDERGROUND DETENTION SYSTEM	SC-740 CHAMBERS	60,800	
18		SC-310 CHAMBERS	1,650	Gallons
			133,750	1,000,525

**PAC TRUST - Parking Lot Underground Storage
1,000,525 Gallons**

Recurrence interval (years)	Total Precipitation Depth (in)
WQ	1.38
2	2.20
10	3.20
100	4.40

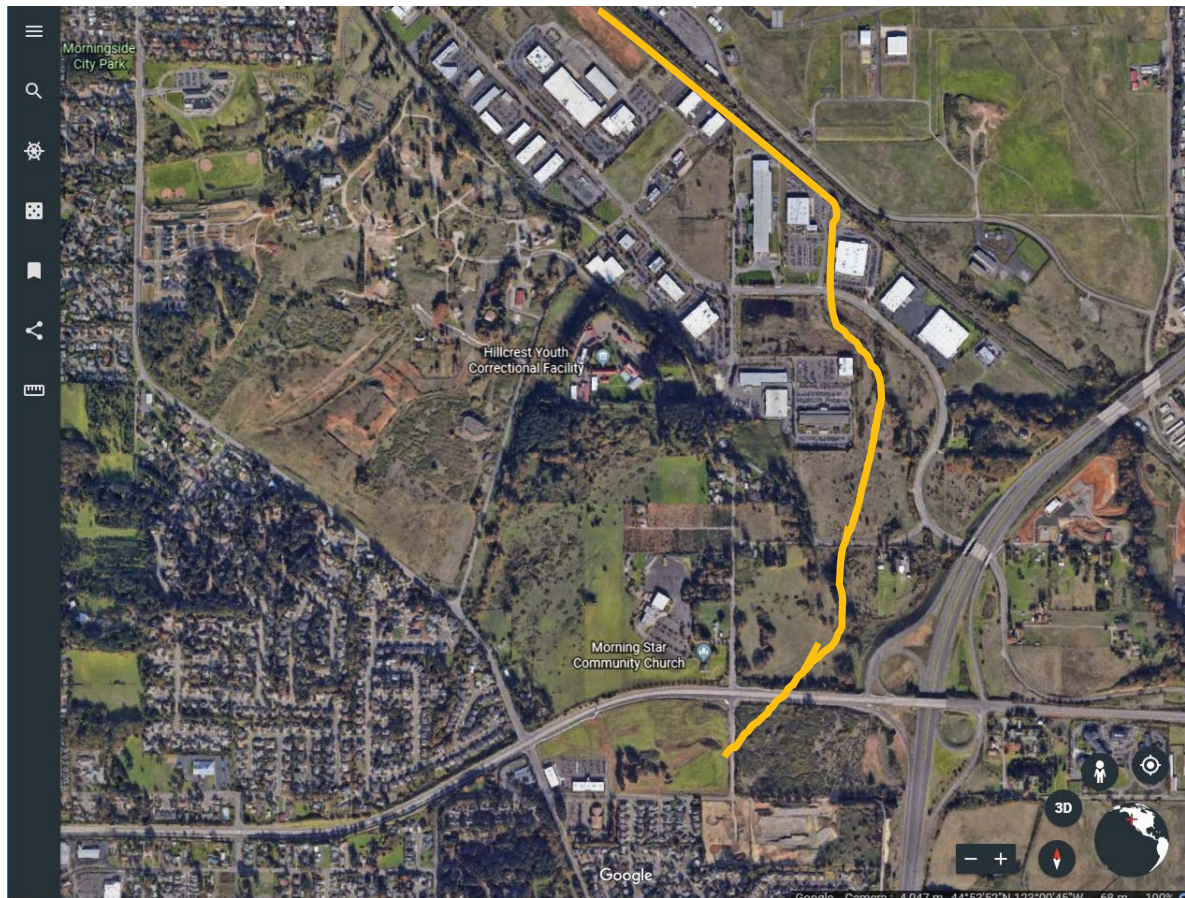
Rain Fall		Gallons			
	Inches	1	2	2.5	3
Acres	21	570,234	1,140,468	1,425,585	1,710,702
	20%	(114,047)	(228,094)	(285,117)	(342,140)
		456,188	912,376	1,140,471	1,368,565

Where does the
Stormwater Flow?

PRINGLE CREEK Middle Fork

And where does Pringle
Creek flow,

- Along the Rail Road Tracks
- Parts of Industrial Salem
- Salem Hospital
- and City Hall



Amy Johnson

From: Judy Short <judy4586@gmail.com>
Sent: Monday, December 10, 2018 11:53 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco move

Dear Mayor, city council and development department:

Please allow Costco to build and move their business to the Kuebler and 27th area. The present location of Costco is smaller and more crowded than other locations. Most of the time we will travel to the Costco in Albany or Wilsonville, rather than deal with the Salem Costco. This should be an embarrassment for Salem. We have been dealing with our own real estate issue lately and it is a nightmare. Whatever happened to property rights and making it reasonably easy to sell or build in this Marion

County.

The Short family in Salem, now numbers 37 and many more in Jefferson and Polk county. We all use Costco, including our businesses and we are so disappointed in Salem city management.

Sincerely,

Mr.and Mrs. Short

Amy Johnson

From: Jason Smith <jasonrs5397@hotmail.com>
Sent: Thursday, December 06, 2018 10:20 PM
To: Chuck Bennett; citycouncil; APanko@citiyofsalem.net
Cc: Susan Smith; Bob Smith
Subject: Please Read Regarding Costco

To Mayor Chuck Bennett, The City of Salem Council Members, and the Community Development Department,

I will not be able to attend the Council meeting on December 10, 2018. However, as a long time resident of Salem on SE Lone Oak Road one half mile from Kuebler Blvd, it is important that my voice is heard concerning the matter of establishing a Costco Wholesale on the corner of Kuebler and 27th Avenue. Often the voices of protest are heard mostly because they have an incentive to expend energy fighting a cause with which they disagree. I would like to offer a very favorable opinion regarding the Costco in Salem being moved to this new location. As someone who regularly uses Kuebler to connect to Commercial Street and to merge with I-5, the benefits clearly outweigh possible negative outcomes concerning this move. There will obviously be more traffic. But if you ask anyone who shops at the current Costco location, getting in and out of the insufficient parking lot with its one street access is not only bothersome, but causes constant congestion in the busy intersection near Costco. That area already carries too much of a burden in terms of commercial businesses and necessary infrastructure for car travel. Moving the Costco will alleviate that problem and provide needed space suitable for a large store with multiple exits. The area around the location has much more potential for commercial and infrastructure development than other parts of the city. I feel it's only fair to spread this burden around and SE Salem currently could support more commercial projects.

I urge the City of Salem to listen to those who want to appeal this move, but also take into consideration my thoughts on the topic. Thank you for taking the time to read this and I hope construction on the new location can begin as soon as possible.

Sincerely,

Jason Smith

5397 Lone Oak Road SE
Salem, OR 97306
971-222-8012

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:23 PM
To: Amy Johnson
Subject: FW: proposed Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 8:09 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: proposed Costco

Sent from my iPhone

Begin forwarded message:

From: Jane Sommers <j_sommers@wavecable.com>
Date: December 7, 2018 at 6:59:14 AM PST
To: <cbennett@cityofsalem.net>
Subject: proposed Costco

Mayor Bennett,

I am writing in regard to the proposed new Costco location on Kuebler Blvd. between 27th Ave. and Battle Creek Rd.

I am fully in favor of the new location. I am a regular shopper at the current location on Mission St. The single egress there causes long lines of cars to build up for entering and exiting, snarling traffic on Hawthorne and within the Costco parking lot. The entering traffic is further encumbered with the traffic leaving the gas pumps.

The new location looks like it will have not only multiple egress points, but ones that will interfere less with the through traffic on Kuebler Blvd. I understand that there has been concern by the Battle Creek area residents about noise due to increased traffic on Battle Creek Rd. There are already businesses that use Battle Creek Rd for access and the additional egress there looks inconvenient enough that it probably would not add much to the existing business traffic. About half of the additional frontage on Battle Creek Rd. looks like it will be the backside of the Costco store, which is probably pretty quiet. In all, I think the planner has done a good job laying out the project in a way to minimize added noise to the existing residences.

I can understand the Battle Creek residents' resistance to development of the commercial lot that has been an empty field for so long, but ultimately it has always been zoned commercial; It was inevitable that it would be further developed at some point, beyond the businesses that are already there. The benefit of adding a Costco, as well as other businesses, to the South Salem Area would be good for very many more people.

I do have one significant concern, however: the proposed plan shows many replacement white oaks. It would seem a far better idea to preserve the existing oaks in any way possible. In our current state of global climate change even small participation, in preserving mature, carbon sequestering trees, is important.

Thank you for allowing me to give my input.

Jane Sommers
Salem, Oregon

Money can't buy happiness.
But it can buy chickens,
and chickens make eggs,
and breakfast makes you happy.

Amy Johnson

From: jackpstuart@juno.com
Sent: Sunday, December 09, 2018 6:06 AM
To: CityRecorder
Subject: Re: Neighborhood - Info about proposed Costco relocation to Battle Creek Rd. @ Kuebler Blvd.

The existing location appears to be working well for Costco and fits in with the local development. Kuebler is already overwhelmed much of the time and really is not designed for the kind of increase proposed. The only way it would be acceptable would be if the Battle Creek overpass was replaced before Costco's arrival so I-5 did not continually back up southbound. That would allow three lanes southbound instead of the bottleneck that now exists. The existing location allows Costco to continue to thrive and remain centrally located to serve the Salem area. Please do not allow this bad proposal to proceed!

Thank You Jack Stuart

6606 Battle Creek Road SE

503 949 5457

How To Remove Eye Bags & Lip Lines Fast (Watch)

ourhealthpros.com

<http://thirdpartyoffers.juno.com/TGL3132/5c0d21947ff75219464b8st04vuc>



Amy Johnson

From: capexpo@comcast.net
Sent: Thursday, December 06, 2018 2:52 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: In favor of new Costco location

As long time Costco members (since 1989) we are in favor of the Costco relocation and feel it will better serve the area with less congestion and better access.

Jeff & Teresa Troxell

Amy Johnson

From: Judith VanOsdol <jpvanosdol@comcast.net>
Sent: Monday, December 10, 2018 10:08 AM
To: CityRecorder; Chuck Bennett; Aaron Panko
Subject: Costco Case No. SPR-DAP18-15

To: **City of Salem**

December 7, 2018

City Recorder (cityrecorder@cityofsalem.net)

Mayor Chuck Bennett (cbennett@cityofsalem.net)

City Councilors (citycouncil@cityofsalem.net)

Community Development Department (Apanko@cityofsalem.net)

Subject: Costco Case No. SPR-DAP18-15

Dear Mayor Bennett and City Council Members,

As a Costco member of long standing, I appreciate this opportunity to express my concern and opposition to the proposed relocation of Costco to the parcel located at Kuebler Blvd. and 27th Avenue in southeast Salem.

This new Costco location will position Salem's single largest retail store, one to which all shoppers arrive and leave by car, in the middle of a densely populated residential neighborhood. It is not difficult to imagine the congestion and safety hazards for local neighborhood traffic, for through-traffic and commuters, as well as the other surrounding residential communities. Hundreds of homeowners in the adjacent neighborhoods will be directly affected, with no plan in place for relief from the traffic congestion that will result. The roads surrounding the proposed building site are simply inadequate to handle the increased traffic load. At the proposed site, *all* of the Costco traffic will have to be carried by:

- Kuebler Blvd., a heavily used four-lane road which provides major access between I-5 and south Salem;
- 27th Ave., a short two-lane road;
- Boone Road SE, a small two-lane road that provides sole access to a neighborhood of existing and newly-built single-family homes, medical facilities, a church, a new assisted living and senior living facility; and

- Battle Creek Road SE, a two-lane “country road” that provides sole access to seven densely populated neighborhoods, Salem Fire Department Station 9, and Lee Elementary School. It is also the sole access to multiple residential areas in Marion County between Kuebler Blvd. and the city of Turner.

Access roads for the new store location do not have the capacity to handle both the increased volume of traffic from Costco shoppers and the traffic flow needs of this residential neighborhood that is continuing to grow. Kuebler Blvd. currently has significant traffic throughout the day with thousands of travelers using Kuebler as their daily access between South Salem and I-5, the new Amazon facility, and other major employers now located along Cordon Road. Gridlock will be created by increasing traffic volume on Kuebler Blvd. and the adjacent two-lane roads.

I want to underscore the fact that the two-lane Battle Creek Road is the *only* access to the entrance streets for seven residential neighborhoods, including Lee Elementary School and the Salem Fire Department Station 9. Consider the daily scenario of shoppers heading to and from Costco between 3 and 6 p.m., parents trying to pick up their children from school, school busses full of kids tied up in traffic, local residents trying to get home -- and then a call goes out for rolling fire equipment from Fire Station 9. Please recognize the significance of the negative impact this store relocation will have for all those who live in adjacent neighborhoods and also rely on access to the school and emergency services in the area.

At the very least, put the brakes on this proposal until a plan has been developed to address the traffic problems that will result. If a solution to the problem cannot be defined, I encourage you to approach this strategically, giving careful consideration to a more appropriate location for a Costco store and what kinds of businesses would be appropriate at the Kuebler and 27th Ave., location.

Sincerely,

Judith Van Osdol

3375 Deer Lake Court, SE

Salem, Oregon 97317

Amy Johnson

From: James White <jnwhite1@mac.com>
Sent: Sunday, December 09, 2018 8:25 AM
To: citycouncil
Subject: Costco relocation

Dear Council Members,

As a residents of West Salem, we encourage you to vote for accepting the proposed location for Costco Warehouse. We hope that the vocal minority will not influence your decision in the progress of our community. The existing Costco property will be in demand for new or expanded business which adds to the City's growth and tax base.

Thank you for your consideration.

James and Nancy White
2063 Manorview Cir NW
Salem OR 97304

Sent from my iPad

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:01 PM
To: Amy Johnson
Subject: FW: Costco Relocation Support

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Sunday, December 09, 2018 8:07 PM
To: Dan Atchison <DArchison@cityofsalem.net>
Subject: Fwd: Costco Relocation Support

Sent from my iPad

Begin forwarded message:

From: "J. Whitehead" <johnwh19@aol.com>
Date: December 9, 2018 at 6:47:12 PM PST
To: cbennett@cityofsalem.net
Subject: Costco Relocation Support

Dr Mr Mayor I just wanted to give my support to the relocation of the Salem Costco.

John Whitehead
880 Fran St SE
Salem, OR 97306

Amy Johnson

From: J. Whitehead <johnwh19@aol.com>
Sent: Sunday, December 09, 2018 6:51 PM
To: citycouncil
Subject: Support for the Costco relocation

Honorable members of the the City of Salem City Council I just want to let it be known that I for 1 support the relocation of the Salem Costco to the new location.

John Whitehead
880 Fran St SE
Salem, OR 97306

Amy Johnson

From: Sen Winters <Sen.JackieWinters@oregonlegislature.gov>
Sent: Monday, December 10, 2018 2:18 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Letter RE : Costco proposed location
Attachments: Costco Project letter 12-7-18.docx

Hello,

Attached please find Senator Winters letter regarding her concerns with the proposed Costco location. Please consider her letter and concerns as you review this issue.

Thank you,

Pam McClain
Chief of Staff
Senator Jackie Winters
District 10
503-986-1710

Steve Powers
Salem City Manager
555 Liberty St SE Rm 220
Salem, OR 97301

December 7, 2018

RE: Pactrust/Costco Class 3 Site Plan Review/Class 2 Driveway Approach Permit,
Case No. SPR-DAP18-15

Steve,

I have received numerous expressions of concern from constituents in SE Salem regarding the above-referenced application. These concerns include the size of the proposed wholesale facility as compared to the neighborhood-scale facility that was represented in the original 2006 proposal. There is also concern over the inclusion of a 30+ pump gas station, when the representation by the applicant at the zone change level was that there would be no gas station included.

I am concerned that the resulting increase in traffic from this project would potentially be beyond the capacity of an already challenged network, and that this could lead to the failure of the I-5 interchange so recently upgraded or to the failure of intersections and streets both within and adjacent to ODOT jurisdiction. That would compromise the safety and convenience of our citizens and businesses. I am also concerned by the lack of any consideration of the potential traffic generated by nearby commercially zoned properties that are not yet developed.

The attached questions outline many of these concerns, as expressed by citizens and some of the experts they have engaged to better understand the impacts upon the livability and safety of their community. It is my understanding that the constituents or their representatives have requested the data underlying the

applicant's traffic projections but that neither the City, nor ODOT, nor the citizens have been provided that data. I believe that the issues raised by the attached list of question should be fully addressed and answered, **before** any further decisions on this matter are made.

Sincerely,

Senator Jackie Winters
Oregon State Senator
District 10

Amy Johnson

From: JeffZens@custombuiltfurniture.com
Sent: Sunday, December 09, 2018 12:14 PM
To: Chuck Bennett; citycouncil
Subject: Costco Site Plan Approval

I write in support of Costco's plan to relocate their Salem Store to the Kuebler Blvd site.

This site has already been approved by the City, and for good reason. The present site is too small, resulting in traffic movement on Hwy. 22 being negatively impacted much of the day. During busy shopping periods traffic into and out of the parking lot entry on Hawthorne is backed up in both directions. Traffic patterns on Kuebler are better designed to address the increase in volume the new location would bring. If I am not mistaken, the traffic engineering studies that led to the reconstruction of Kuebler Blvd over the past few years were done with commercial development of these sites in mind.

I hope you will affirm your approval of this project at your December 10 meeting.

Sincerely,

Jeffrey Zens
Salem

Amy Johnson

From: Carol Jackson <carjack@jacksonsautobody.com>
Sent: Monday, December 10, 2018 3:03 PM
To: Chuck Bennett
Cc: citycouncil
Subject: Costco Re-location

Dear Mayor Bennett and City Council Members,

I am in support of the re-location of the Salem Costco to the site on Kuebler Blvd.

It will be a larger site and it will have more entrance and exit points then the current site. I do not believe it will be harder for those people on the north end of Salem and Keizer to get to. They can use I-5 and Cordon Road to Kuebler. I live in the Jan Ree area and my business in on Silverton Road and I do not see this as an obstacle for my continuing to use this store.

Carol Jackson

Jackson Body Shop, Inc
3353 Silverton Rd. NE
Salem, OR 97301



503-363-1990
www.jacksonsautobody.com

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:02 PM
To: Amy Johnson
Subject: FW: New Salem Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Sunday, December 09, 2018 8:04 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: New Salem Costco

Sent from my iPad

Begin forwarded message:

From: janine brown <janine3358@yahoo.com>
Date: December 9, 2018 at 7:52:36 PM PST
To: Mayor Chuck Bennet <cbennett@cityofsalem.net>
Subject: New Salem Costco

Dear Mr. Mayor,

I am very much in favor of the proposed Salem Costco as the current Costco is much too small and overcrowded now.

It is obvious the parking area, with only one access in and out of the current location, as well as the building itself, is not meeting the needs of the current population in the Salem area, much less in the future.

Thank you for your time and consideration in support of the new Salem Costco.

Sincerely,

Janine Brown
5682 Kessler Drive SE
Salem, Or 97306

Amy Johnson

From: janine brown <janine3358@yahoo.com>
Sent: Sunday, December 09, 2018 8:02 PM
To: citycouncil
Subject: New Salem Costco

Dear City Council Members,

I am very much in favor of the proposed Salem Costco.

The current Costco is much too small and over crowded now. It is obvious the parking area, with only one access in and out of the current location, as well as the building, are not meeting the needs of the population of Salem now, much less in the future.

Thank you for your time and consideration in support of the new Costco.

Sincerely,

Janine Brown
5682 Kessler Drive SE
Salem, OR 97306

Amy Johnson

From: Joan and Al Smith <robertajoanal@yahoo.com>
Sent: Sunday, December 09, 2018 2:35 PM
To: Chuck Bennett; citycouncil
Subject: Proposed Costco Development

I am Joan Smith, residing at 1956 Roberta Ave S, Salem. My husband Allison also resides at this address.

We both support the proposed Costco relocation at the southwest corner of Kuebler Boulevard and 27th Avenue in South Salem.

(503) 378-1430

Amy Johnson

From: John <jbrown@hevanet.com>
Sent: Sunday, December 09, 2018 7:51 PM
To: Chuck Bennett
Cc: citycouncil; Aaron Panko; Pkahn@costco.com
Subject: Support for Costco at Kuebler

Dear Sir

We received a letter from Costco asking us to voice our opinion of the proposed Costco at the corner of 27th and Kuebler.

I was delighted to find out that a new Costco would be built in our community, as the current one is very crowded and inconvenient. Currently, we often go to Wilsonville to shop at Costco in order to avoid the congestion of the current store.

I have been to a newer Costco in Central Point and was impressed with the layout of both the parking and the building itself. I would imagine that the new Salem area Costco would be of the same quality.

I hope the Costco project continues on-track as planned in the current location. It appears that it will be a big improvement on the current location.

I very much support the proposed Costco at the proposed location.

Rgds
John Brown
5682 Kessler Dr. SE
Salem, Or. 97306

Amy Johnson

From: Kevin Alano <kalano56@gmail.com>
Sent: Saturday, December 08, 2018 2:39 PM
To: citycouncil
Cc: Pkahn@costco.com
Subject: Support of Kuebler & 27th Street Siting of Costco

Dear City of Salem Councilors,

My wife and I are voicing our support of the proposed new site of Costco. We ask that you consider ours and others in support of the new Costco location during your December 10, 2018 City Council meeting. Thank you.

Kevin and Bernadette Alano
South Salem Residents

Amy Johnson

From: Karla Browning <k_j_browning@yahoo.com>
Sent: Sunday, December 09, 2018 1:11 PM
To: Chuck Bennett; citycouncil
Subject: New Costco

I wholeheartedly support the new Costco off of Kuebler in South Salem. The present Costco is difficult to get in and out of and quite a ways from where I live. The new one will definitely see much more of my business!

Thank you,

Karla Browning
Costco member since 1992

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 7:07 AM
To: Amy Johnson
Subject: FW: Costco

-Aaron | 503-540-2356

-----Original Message-----

From: Kay Buswell [mailto:kathleenbuzz@gmail.com]
Sent: Friday, December 07, 2018 6:53 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco

The opinion of anyone that does NOT travel Kuebler, 27th, Boone, or Battlecreek daily does NOT matter and should not be considered. It is NOT their neighborhood, they will NOT be impacted by this ridiculous decision. The property in question isn't industrial, even if that's how it's zoned. It's residential. Industrial is what is out on Cordon Rd where Amazon, and Home Depot warehouse is. That's where Costco belongs. I can't believe the short sidedness of the Mayor and this council trying to put something that intrusive in a neighborhood. If they think it such a good idea, let them put it in theirs.

Sent from my iPhone

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 7:55 AM
To: Amy Johnson
Subject: FW: Location of new store

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Thursday, December 06, 2018 4:50 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Location of new store

Sent from my iPad

Begin forwarded message:

From: Karen Carroll <puttlucky@aol.com>
Date: December 6, 2018 at 4:41:42 PM PST
To: Pkahn@costco.com, cbennett@cityofsalem.net
Subject: Location of new store

We live in West Salem and would find it difficult to travel down S. Commercial St. with all it's traffic to reach your new location. Or we would have the option to go to I-5 which is farther away. Of course our favorite option is for you build a store in West Salem. You would draw from quite a few communities west of Salem plus many tourists who are going to the Coast on HWY 22.

There would be very little competition here as we only have two grocery stores (Roth's and Safeway), and one hardware store and many fast food places. We do not have any big box stores at all and have to travel over the bridge to find one. That's a reason we need a new bridge. The City Fathers in the planning dept.

have overlooked our needs here in West Salem. They continually to permit more and more apartments. We have a few little malls, but nothing that is all inclusive in merchandise like Costco. Traffic on Wallace Rd. is heavy during rush hour.

A Costco store and gas station here would be very helpful. The people in the city of Keizer would appreciate coming here instead of going the length of the city to your proposed location also.

So, we would like you to consider two Costcos in the area. This would be a better solution for shoppers in Salem, Keizer, West Salem, Dallas, Monmouth, Independence etc. People from the coast would shop in West Salem as well. You could keep your present location since everyone is accustomed to going there.

I hope you will consider these facts as you make your final decision.

Sincerely,

Jack and Karen Carroll, 1630 Almond Ln. NW. Salem, Oregon 97304 Phone: 503 390-5850

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:01 PM
To: Amy Johnson
Subject: FW: A voice in opposition to the proposed Costco relocation

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Sunday, December 09, 2018 8:10 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: A voice in opposition to the proposed Costco relocation

Sent from my iPad

Begin forwarded message:

From: Karen Deines <deineski@gmail.com>
Date: December 9, 2018 at 8:07:53 PM PST
To: cbennett@cityofsalem.net
Subject: A voice in opposition to the proposed Costco relocation

Dear Mayor Bennett,

Good evening.

I would like to register the opposition of myself and my family to the proposed new location for Costco on Kuebler and 27th Ave. in South Salem. The proposed site lies close to the Kuebler exit into South Salem, an exit already marked by severe congestion just prior to the narrowing of I-5 as it leaves Salem. This is a dangerous stretch of southbound interstate with its numerous curves and a barriered on-ramp feeding additional traffic onto an interstate that narrows immediately afterward. Locating Costco so near that location will undoubtedly increase both traffic congestion on the interstate and on Kuebler Boulevard, which, though recently widened, will be unable to efficiently accommodate the additional traffic load. Additionally it will significantly increase traffic on Battlecreek/Pringle, which passes by Leslie Middle School, posing increased danger to students. I urge you and the Salem City Council to look at other sites which are more distant from the residential neighborhoods and current points of congestion which would be affected by the proposed site. Perhaps other sites out Cordon Road would allow development of new road systems to accommodate the increased traffic flow which will be generated.

Thank you for your attention to our concerns. They are vital to us as we consider the livability and growth of Salem.

Kind regards,

Amy Johnson

From: Karen Deines <deineski@gmail.com>
Sent: Sunday, December 09, 2018 8:10 PM
To: citycouncil
Subject: Voices in opposition to proposed Costco relocation

To Members of the Salem City Council:

Good evening.

I would like to register the opposition of myself and my family to the proposed new location for Costco on Kuebler and 27th Ave. in South Salem. The proposed site lies close to the Kuebler exit into South Salem, an exit already marked by severe congestion just prior to the narrowing of I-5 as it leaves Salem. This is a dangerous stretch of southbound interstate with its numerous curves and a barriered on-ramp feeding additional traffic onto an interstate that narrows immediately afterward. Locating Costco so near that location will undoubtedly increase both traffic congestion on the interstate and on Kuebler Boulevard, which, though recently widened, will be unable to efficiently accommodate the additional traffic load. Additionally it will significantly increase traffic on Battlecreek/Pringle, which passes by Leslie Middle School, posing increased danger to students. I urge you and the Salem City Council to look at other sites which are more distant from the residential neighborhoods and current points of congestion which would be affected by the proposed site. Perhaps other sites out Cordon Road would allow development of new road systems to accommodate the increased traffic flow which will be generated.

Thank you for your attention to our concerns. They are vital to us as we consider the livability and growth of Salem.

Kind regards,

Karen and Buck Deines

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 7:34 AM
To: Amy Johnson
Subject: FW: Costco on Kuebler

-Aaron | [503-540-2356](tel:503-540-2356)

From: Kim Dorszynski [mailto:Kim@rldlawoffice.com]
Sent: Sunday, December 09, 2018 8:53 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco on Kuebler

I am writing to say in support Costco bulding on Keubler. I cannot attend tomorrow hearing but I think its a great location to move their business to.

Sincerely,

Kim D.

Sent from my Galaxy Tab® E

Amy Johnson

From: noreply@cityofsalem.net on behalf of karenfreeman2906@gmail.com
Sent: Friday, December 07, 2018 3:08 PM
To: citycouncil
Subject: Contact City Council
Attachments: ATT00001.bin

Your Name	Karen Freeman
Your Email	karenfreeman2906@gmail.com
Street	2625 Sunrise Ave S
City	Salem
State	OR
Zip	97302
Message	Hello City Council, Re: a letter sent out by Costco, we are in support of the proposed Costco relocation. Yes, there will be traffic, and there already is at the current location, not to mention the challenge of entering and exiting that parking lot. The current Costco is on the smaller side compared to other Costcos and we would love to have a bigger selection there. Our community has grown and we need to support businesses accordingly. We also support LEED construction and saving trees/vegetation wherever possible. Thank you, Karen and Ken Freeman

This email was generated by the dynamic web forms contact us form on 12/7/2018.

Amy Johnson

From: Kirk Gillett <kagillett@comcast.net>
Sent: Friday, December 07, 2018 8:27 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco Proposal

Dear Mayor Bennett, City Council Members and Community Development Department,

I am unable to attend the City Council meeting on December 10 at 6:00 pm, but I want to share my thoughts on the Costco proposal. My name is Kirk Gillett and I live at 4286 Jade Street NE in northeast Salem. I believe that the proposal to move Costco is a big mistake. I believe that the community at large would be better served if the current Costco would remain where it is and a second Costco be built in Northeast Salem/ Keizer area. If you look at what other businesses like Home Depot, Lowes, Walmart, Fred Meyer have done they all have a location in south and north Salem. I believe this has been a successful business strategy.

By closing the existing Costco and moving it further south you are forgetting about all the residence that live north of Market Street. You will also be creating a very large vacant building that will likely remain vacant for some time to come. By building a second Costco in north Salem you would not only reduce the traffic at the existing location, but you would also better serve the communities of Keizer, Woodburn, Silverton, Mt. Angel and probably many other smaller communities. It would also increase employment opportunities for residence of Northeast Salem and Keizer.

Now I am fully aware that my address is outside of the City limits for Salem, but I have many neighbors that our inside the City of Salem boundaries because of the odd way in which the community of JanRee has been annexed into and out of the City of Salem and Marion County. That issue set aside, my hope is that you will listen to what I have to say before making a final decision on relocating Costco even further south. I would also like to see you discuss the options with the Marion County Commissioners and the City of Keizer officials about the possibilities for building a second Costco in the north Salem/Keizer area. Thank you for considering my alternatives.

Sincerely,

Kirk A. Gillett

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:19 PM
To: Amy Johnson
Subject: FW: Contact Mayor Chuck Bennett

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 3:20 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Contact Mayor Chuck Bennett

Sent from my iPhone

Begin forwarded message:

From: <kegbold@gmail.com>
Date: December 7, 2018 at 2:42:35 PM PST
To: <cbennett@cityofsalem.net>
Subject: Contact Mayor Chuck Bennett

Your Name	Kathryn Goodbold
Your Email	kegbold@gmail.com
Your Phone	5033633129
Street	4380 Barrett St S
City	Salem
State	OR
Zip	97302
Message	I support a new Costco at Kuebler and 27th Avenue. Costco's business has grown to the point that the single location off of Mission can no longer support the traffic. The Mission location with it's 1 one in and 1 way out causes a bottleneck for traffic coming off the freeway and is sometimes pretty scary The new location has more than 1 way in and out and could handle traffic and take the strain off of the Mission location. It would be more convenient for those of us in South Salem.

This email was generated by the dynamic web forms contact us form on 12/7/2018.

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:17 PM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 3:24 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPhone

Begin forwarded message:

From: Kay Knott <knott1957@comcast.net>
Date: December 7, 2018 at 12:51:15 PM PST
To: cbennett@cityofsalem.net
Subject: Costco

I support the building of a new Costco at Kuebler and 27th ave

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:26 PM
To: Amy Johnson
Subject: FW: Costco development plans

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Thursday, December 06, 2018 5:07 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco development plans

Sent from my iPad

Begin forwarded message:

From: Reva Lux <marmyluz@gmail.com>
Date: December 6, 2018 at 4:52:47 PM PST
To: Chuck Bennett <CBennett@cityofsalem.net>
Subject: Costco development plans

Dear Mayor Bennett,

I would like to add my support to the plan for Costco's new location. They are a company that treats their employees well and adds much to the community. Please count my household among those that welcome this change.

Sincerely,

Ken and Reva Lux

2229 Breyman St NE, Salem, OR 97301

503-362-1117

Amy Johnson

From: Karla Miller <karla.jansenmiller@gmail.com>
Sent: Friday, December 07, 2018 1:21 PM
To: citycouncil
Subject: Costco Appeal

Dear Salem City Council members,

Our family appreciates you asking Costco to protect the White Oak grove on their property. And we also look forward to Costco being moved to the Kuebler location.

We understand the concerns that the soon-to-be neighbors are having, but we also see that the current location is no longer working adequately for the city and its occupants.
Please give Costco the okay to move ahead.

Thank you,
Karla & Norm Miller
97302

--
"We can't all be heroes because somebody has to sit on the curb and clap as they go by."
Will Rogers

Amy Johnson

From: Kathryn Nielsen <2kittynielsen@gmail.com>
Sent: Friday, December 07, 2018 4:32 PM
To: citycouncil
Subject: New Costco store site

Salem City Council Members,

I'm writing to voice my opposition to the Kuebler Street site for the new Costco store. I live in southeast Salem, and strongly believe that Kuebler cannot safely handle the amount of traffic a new, bigger Costco store will generate. I struggle with getting in and out of the current location, and there are two turn lanes off Mission Street.

I strongly urge you and the city council to find another location which will cause less disruption than the Kuebler site.

Respectfully,

Kathryn Nielsen
4585 Patriot Ct, SE
Salem, OR. 97302

Amy Johnson

From: Katelyn Resner <katelynresner@yahoo.com>
Sent: Sunday, December 09, 2018 8:34 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco Location

Good Evening,

I am unable to attend tomorrow's Salem City Council hearing but would like to voice my opinion regarding the new location of Costco Wholesale on Boone Rd. I am in full agreement that the building should be relocated and that there should be ample parking and a better flow to the store and the parking lot to allow for better service to the customers and citizens of Salem. Nearby towns such as Albany and Wilsonville have wonderful Costco stores, the parking lots and the stores themselves are often filled with people but it rarely seems to feel that way due to the layout, so I support the relocation as long as it comes with a better layout and more parking.

Additionally, I do think Salem/Keizer, could benefit from a second Costco location, even if it slightly smaller it would help to cut down on traffic, even at the new proposed location, and allow for a better experience for each Costco member. A proposition of an additional Costco building will perhaps ease the minds of those opposing the relocation as it will reduce traffic flow in the new area on Boone Rd. Thank you.

A concerned citizen and Costco Member,

Katelyn Olson

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:07 PM
To: Amy Johnson
Subject: FW: New Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Sunday, December 09, 2018 9:57 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: New Costco

Sent from my iPad

Begin forwarded message:

From: KEVIN PORTER <lightbrers@aol.com>
Date: December 9, 2018 at 9:17:38 AM PST
To: cbennett@cityofsalem.net
Subject: New Costco

I am a Salem Costco member. I am all in favor of a new Costco on Kuebler. It's much much needed!

Thank you!
Rosemarie Porter

Sent from my iPhone

Amy Johnson

From: KIRSTINE PROCK <klprock@comcast.net>
Sent: Saturday, December 08, 2018 4:30 PM
To: Chuck Bennett
Cc: citycouncil
Subject: Support for new Costco at southwest corner of Kuebler Blvd. and 27th Ave. in Salem, OR

I have belonged to Costco at various cities in Oregon for over 30 years, most recently since 1995 here in Salem. I am retired and my family currently drives me to shop at Hawthorne and Mission Costco. In fact, I just went yesterday p.m. We usually park in a handicapped zone, but as none were available, had to park nearby. The store was PACKED, and I mean packed! I only got 3 of the items I wanted to get as you couldn't navigate anywhere! **I don't want to give up shopping at Costco and personally would really like to see the new development referred to at Kuebler and 27th. Please consider all the support you will have from all the local members and many NEW members if there is an expansion made possible by the City.**

THANK YOU FOR YOUR CONSIDERATION AND A "YES" VOTE ON THIS ISSUE!!!! Sincerely,
Kirstine L. Prock, retired legal assistant and paralegal and local Costco member and shopper.

Amy Johnson

From: Aaron Panko
Sent: Saturday, December 08, 2018 11:58 AM
To: Amy Johnson
Subject: FW: support for new Costco location

-Aaron | [503-540-2356](tel:503-540-2356)

From: Keith Riggs [mailto:keithdriggs@gmail.com]
Sent: Saturday, December 08, 2018 10:25 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: support for new Costco location

I am writing to voice my support for the new Costco location.

Keith Riggs
1886 Woodstock CIR NW
cell: 541-680-1044

Amy Johnson

From: kjsavin@gmail.com
Sent: Monday, December 10, 2018 3:14 PM
To: citycouncil
Subject: Support for Costco site development at Keubler

To whom it may concern,

I am unable to attend tonight's council meeting where the plan for building a Costco on Keubler will be discussed. I am very much in favor of this development. I live nearby and use this stretch of Keubler regularly. It would be very convenient to have the store there, especially as it looks like it will include a gas station, which has been needed there for a very long time. I hope that you will continue to support the development of this site. Thank you for your time.

Sincerely,

Kristin Savin

1360 Roseway CT SE
Salem OR 97302
[\(541\) 331-0948](tel:5413310948)

Amy Johnson

From: Ken Shafer <Ken@agapecomputing.com>
Sent: Sunday, December 09, 2018 12:56 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Proposed Costco Relocation

Mayor Bennett, City Council Members, City Planer Panko,

The current location on the corner of Hawthorne Ave SE has been a very central location for Costco members to access from South Salem, West Salem and North Salem and has (and continues to) serve the entire City of Salem very well.

I believe relocating Costco to South Salem would extremely negatively impact an already very crowded Kubler Boulevard – which is the only major access road for South Salem – particularly for those coming from West Salem or North Salem and Keizer.

I can absolutely guarantee you that Costco relocating to South Salem would result in fewer businesses and people conducting business with Costco as it will significantly increase the time needed to shop there.

This extra time will provide an unnecessary burden on families – especially those like ours that also provide full-time care for loved ones. It means that we will have to find someone who can stay longer in our absence while we navigate the already overly-crowded roads of South Salem, and have to travel further distances.

As for our business (and many other small businesses in the area that only have 1 or 2 people working in them), it will result in more online shopping of Costco's competitors due to the increased time it would take to travel to and from Costco.

I believe Costco and the residents of Salem would be much better served if Costco remained in its current neighborhood. If Costco needs more land to expand – how about considering the former Automobile Dealership lots on Mission Street?

I strongly urge you each to reconsider and withdraw your approval and support of Costco relocating to South Salem.

Sincerely,

Ken Shafer
Agape Computing

Amy Johnson

From: Kathy Smith <kdkashi@gmail.com>
Sent: Thursday, December 06, 2018 6:48 PM
To: Chuck Bennett; citycouncil
Subject: Costco- new building site

Hello,

I'd like to make it known that I feel the southwest corner of Kuebler/27th Ave would be an excellent site for the future Costco.

I use Kuebler daily and I see problems with this building site.

Please allow this project to go forward.

Sincerely,
Kathy D Smith
1590 Kathy Ct S
Salem, OR 97306

Amy Johnson

From: Aaron Panko
Sent: Saturday, December 08, 2018 11:59 AM
To: Amy Johnson
Subject: FW: Costco

-Aaron | [503-540-2356](tel:503-540-2356)

From: Karen Swanson [mailto:blurbnpnts@outlook.com]
Sent: Saturday, December 08, 2018 11:01 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco

Please abide by the study which gave approval for the new location of Costco. We do support the move to the new location.

Thank you,
Keith and Karen Swanson

Sent from [Mail](#) for Windows 10

Amy Johnson

From: Karen Swanson <blurbnpnts@outlook.com>
Sent: Saturday, December 08, 2018 10:58 AM
To: citycouncil
Subject: Costco

Please add our names to those who do support the new location of Costco. We believe the work of the council done to pass the request is sound. Please allow the new location.

Thank you,

Keith and Karen Swanson

Sent from [Mail](#) for Windows 10

Amy Johnson

From: Karol Wagner <karolwgnr66@gmail.com>
Sent: Saturday, December 08, 2018 9:27 AM
To: citycouncil
Subject: Proposed COSTCO at SW Kuebler and 27th Ave

Dear Council Members,

We are writing in support of the proposed COSTCO at SW Kuebler and 27th Ave. It appears there is enough demand for more access to COSTCO as the current location's parking lot is often nearly full and the store is crowded. The proposed location seems to make a lot of sense as there is room for the store, it is readily accessible and there is already commercial development at the property.

Thank you for your consideration,

Karol and Dennis Wagner

Amy Johnson

From: Katrina Wendt <kwendt91@gmail.com>
Sent: Saturday, December 08, 2018 11:35 AM
To: Chuck Bennett; citycouncil
Subject: In Support of Costco off Kuebler Blvd

Hello Mayor Bennett and City Council Members,

I hope you're all having a great December.

I wanted to email in support of the proposed Costco location at Kuebler Blvd and 27th Ave.

I live in South Salem and this would be a very convenient location for me. I've lived in Salem only since this past summer, but I've already noticed that Salem is a large, growing, bustling city.

A second Costco location would bring a lot of benefit to Salem. Well paying jobs, additional commerce, and well-priced goods and gas for consumers.

Thank you for your time.

Katrina Wendt

Amy Johnson

From: karlalwinans50 <karlalwinans50@gmail.com>
Sent: Saturday, December 08, 2018 6:05 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: New location for Costco

Hello fellow community members,

We received notification that Costco is looking to build a much needed new store on the Southwest corner of Kuebler & 27th Avenue. We understand that a site plan application was approved for this development, however, it seems there are some objections. We would like to cast our opinion in favor of Costco moving forward with thier approved site plan.

We know Costco has been looking for years to find a suitable site to expand, and given our heavy restricted land use requirements it is no easy task to find a site with excellent easy access.

This site is a great chioce for access & location, which is prime commercial real-estate that Costco is clearly willing to pay for.

Thank you for your time.

Karla Winans
Steven Winans
5837 Mooseberry Ct. SE
Salem OR 97302
503.317.8515

Sent from my Galaxy Tab A

Amy Johnson

From: Katya Waff <shekatya@yahoo.com>
Sent: Monday, December 10, 2018 1:18 PM
To: citycouncil
Subject: My Support for Proposed Costco Location on Kuebler Blvd.

Dear City Council Members,

I am writing to express my support of the proposed new Costco location on Kuebler Blvd. in Salem. As a resident in Rock Ridge Estates, which is close to the new development, I understand and expect an increase in traffic, though the benefits of having Costco in this location far outweigh the drawbacks. It will be located close to I-5, with easy access from multiple entry points to the store.

I have reviewed the site plan, which indicates four ingress and egress routes are significantly better in design and efficiency than the existing Costco on Mission. In addition to the proposed traffic circle. The landscape plan is well thought out, with multiple trees, which will enhance the property. It's current state barren with no trees.

I do understand where citizens who object to the proposed location are coming from. They are concerned about their property values and that the area will become crime-ridden and a traffic bottle neck. Based on everything official I have read, this will not be the case. In my experience, having shopped at Costcos in Salem, Wilsonville, Portland and Albany, they are good citizens to the community and do not attract crime or people who might make one feel unsafe to their stores.

When Coffee Creek women's correctional facility was in development in Wilsonville, many citizens were strongly against it. They were greatly concerned about decreased property values, increased crime rates and escaped prisoners. Though these were reasonable and understandable concerns, none of the concerns came to be true. In fact, property values in Wilsonville have significantly increased since then, despite a prison. In Salem, Costco is the consideration, not a prison. Many citizens will benefit from having a Costco and associated new businesses within the development.

Thank you for your consideration.

Katya Waff
(City of Salem Resident)

Amy Johnson

From: konniewithakay@gmail.com
Sent: Thursday, December 06, 2018 5:42 PM
Subject: COSTCO NO!

How about just farther west on Mission street were 15 car lots aren't?

Instead you put it across the street from a neighborhood and the traffic at 5 o'clock on Kuebler is insane. This is poor planning IMO.

Or put it in Keizer Station? Or farther up on Corden?

On Sunday when the MorningStar church gets out do you know there's a traffic cop that used to have to direct traffic it was so bad it's not getting any better.

And at Christmas time Costco runs 24-7 and 18 wheelers deliver all night year around, not very well thought out at all considering all the other vacant buildings around town that ARE NOT in a neighborhood with with horrid traffic already?

When I heard that Costco was going in there I couldn't believe it how to make a bad situation worse?

Konnie Smith

Amy Johnson

From: Laura Adams <ladams562@gmail.com>
Sent: Thursday, December 06, 2018 5:26 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco development

I am writing to express my support of the proposed Costco development. As long as solid traffic studies are done to ensure that Kuebler won't become overly burdened, I am very excited for this development in our area. I love the idea of getting good retail establishments close to my home. The current Costco location is inadequate and inconvenient. I look forward to hearing that the site application has been approved

Laura M Adams
SE Salem resident

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 2:56 PM
To: Amy Johnson
Subject: FW: Contact Mayor Chuck Bennett

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Monday, December 10, 2018 1:12 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Contact Mayor Chuck Bennett

Sent from my iPad

Begin forwarded message:

From: <lynbax@comcast.net>
Date: December 10, 2018 at 1:09:25 PM PST
To: <cbennett@cityofsalem.net>
Subject: Contact Mayor Chuck Bennett

Your Name	LYNN BAXTER
Your Email	lynbax@comcast.net
Your Phone	(503) 999-8418
Street	6586 DORAL DRIVE SE
City	SALEM
State	OR
Zip	997306
Message	<p>Dear Mr, Bennett, This email is in response to the proposed Costco project on the southwest corner of Kuebler Boulevard and 27th Avenue. As a long time member of Costco, it has been apparent for a long time a new location would be a better option due to ONLY ONE access to the store. Traffic backs up for many blocks and creeps along inch by inch. It's difficult to even find a parking place! This is a great opportunity to expand and bring more jobs to Salem! It will also give shoppers a gas station that can accommodate many more people with easy access to the pumps!! Who wouldn't appreciate that ? Developers have taken great care to address all concerns regarding the project. It</p>

	will benefit the community and help Salem thrive ! We understand people love the beautiful trees, but they cannot stand in the way of progress. We can plant more trees !! I-5 provides easy access in both directions and will accommodate the shopping experience for all of us! LETS MOVE FORWARD !!
--	---

This email was generated by the dynamic web forms contact us form on 12/10/2018.

Amy Johnson

From: Linda Buchanan <lindabuchanan6599@gmail.com>
Sent: Thursday, December 06, 2018 8:13 PM
To: citycouncil; Aaron Panko
Subject: Proposed Costco Move

I am writing to ask you to approve Costco's move to a new location on Kuebler Road. I feel this would be an excellent location for them. It would be an improvement in traffic flow over their current location. Congestion on Mission is always a problem.

Any new commercial development will have those opponents who don't want the business in their neighborhood. Please resist their attempts to block this plan.

Thank you.

Linda Buchanan

Amy Johnson

From: Larry Conley <larry.conley@outlook.com>
Sent: Friday, December 07, 2018 6:00 AM
To: Chuck Bennett
Cc: citycouncil; Aaron Panko
Subject: Proposed Costco Store

Dear Mayor Bennett,

I wanted to voice my support for the proposed Costco store on Kuebler Blvd. As a Costco member, I can attest firsthand to the difficulty using the existing Costco on Mission Street. Oftentimes, I will go to Albany or Wilsonville to avoid the Salem store. The single access point and poor layout of supporting streets and internal site constraints make navigation hazardous and stressful. Nearly every time I use the Salem Costco store, I witness an altercation of some type between members jockeying for a parking spot or trying to cross the site.

It's no secret that Costco is very popular with its members. The Salem store is among Costco's busiest in the country. Costco leadership is trying to do the right thing by investing in a new store South Salem. I'm hopeful, that Salem leadership will do the right thing and support the proposed store to alleviate the increasing problems festering at the existing location.

Best Regards,

Larry A. Conley
Larry.Conley@outlook.com
6090 Summerside Street SE
Salem, OR 97306
503-641-2650

Amy Johnson

From: Linda Galeazzi <galeazzigirl1@gmail.com>
Sent: Monday, December 10, 2018 11:48 AM
To: Chuck Bennett; citycouncil
Cc: Aaron Panko
Subject: Costco on Kuebler - YES

I am in favor of the new Costco on Kuebler. The Costco off of Mission Street on Hawthorne brings with it a lot of traffic - stopped traffic or very slow traffic because people are waiting in line for gas or to shop. Then there is the commuter traffic - people heading toward the downtown area to get to work, go shopping downtown or head past Salem to go to the coast or Spirit Mountain, etc.

With Costco on Kuebler, it will help with that situation and it will be closer to my home. I am glad of that!

Linda Galeazzi
2120 Robins Ln SE, Salem, OR 97306

Amy Johnson

From: Aaron Panko
Sent: Sunday, December 09, 2018 1:13 PM
To: Amy Johnson
Subject: FW: Costco move opposition

-Aaron | [503-540-2356](tel:503-540-2356)

From: Laurie Hall [mailto:laurietpc@yahoo.com]
Sent: Saturday, December 08, 2018 9:29 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco move opposition

I would like to go on record in OPPOSITION to the proposed Costco move for 3 reasons:

1. Traffic absolutely cannot be absorbed on Kuebler
2. Location is not centrally located for all Salem residents, and actually puts it closer to the Albany location rather than spreading them out more evenly
3. There is no benefit for customers and it would undoubtedly negatively affect the surrounding residential neighborhoods

Thank you-
Laurie Hall

[Sent from Yahoo Mail for iPad](#)

Amy Johnson

From: Aaron Panko
Sent: Saturday, December 08, 2018 11:56 AM
To: Amy Johnson
Subject: FW: The Costco Proposal

-Aaron | [503-540-2356](tel:503-540-2356)

From: Linda Jones [mailto:lindakerr5203@gmail.com]
Sent: Saturday, December 08, 2018 9:02 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: The Costco Proposal

I live in southeast Salem and have been a Costco member for many years. I fully support Costco's proposal to build a new store between Kuebler and Boone. Costco is a conscientious company who supports the local community. I would much rather have such a business in this area rather than a strip mall with businesses that are questionable and/or come and go. Costco maintains a neat and clean environment and has a consistent clientele.

Thank you for considering their endeavor.

Linda Jones
971-218-6446
5203 Jones Rd. SE
Salem, OR

Amy Johnson

From: Lynn Kneeland <lynn.kneeland@gmail.com>
Sent: Sunday, December 09, 2018 7:13 AM
To: citycouncil
Subject: Re: Costco location

This email is to indicate my support for the approved Costco location. I feel the new location will provide more convenience with thought given to multiple ways to enter and exit the complex while maintaining close enough proximity to the freeway so as not to bring an overwhelming amount of additional traffic down Kuebler and into residential areas.

Please uphold the approval of this new building site.

Lynn Kneeland
South Salem resident

Amy Johnson

From: Lew & Marti Ligocki <impeccable@earthlink.net>
Sent: Friday, December 07, 2018 2:47 PM
To: Chuck Bennett; citycouncil
Subject: Costco new location

Salem Mayor and City Council:

We are writing in support of the new Costco Wholesale location at Kuebler Blvd. and 27th Avenue.

The site plan as approved promises significantly to improve Costco's ability to serve *all* Salem residents. This new location's larger footprint will provide space for a much larger selection of products.

In addition, with two entrances from different streets, access to the store will be easier and less congested for *all* Salem residents than is now available at Costco's current location.

We were happy to hear that the City of Salem approved the project and hope the Council will approve it too.

Sincerely,

Lew & Marti Ligocki
1785 Cinnamon Hill Drive S.E.
Salem
(503)371-2141

Amy Johnson

From: lmayer8257@aol.com
Sent: Saturday, December 08, 2018 4:13 PM
To: citycouncil
Subject: Costco Relocation

Dear Sir or Madam:

I am a Costco Member and a significant user of their services. However, as a resident of Salem, I find the proposed relocation of their operation to be detrimental to our city. **I am asking you to not support the relocation of Costco to the proposed site.**

I believe that Pringle Road will be burdened beyond its capacity by the volume of traffic that will be generated by the proposed new location. Additionally, the fact that Leslie Middle School is on Pringle, just about a mile from the proposed location makes this even worse. I reside at 3933 Kendell AV. SE. in Salem, and frequently observe vehicles exceeding the 30 mile per hour speed limit near the school. I have every reason to expect that the increased volume of traffic generated by Costco, will significantly increase the number of "speeders" and the risks to children who walk to school, or must travel anywhere in the vicinity.

Thank you for your consideration,

Lee R. Mayer

Amy Johnson

From: Lindy McMackin <lindy.mcmackin@gmail.com>
Sent: Friday, December 07, 2018 3:15 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco

Please let Costco move to Kuebler so they will have move parking. The current location only has one way to get in or out and the cars back up into the highway. Also the gas station takes up too much of the limited parking area. The new location will ease the traffic flow with multiple exits. Mission street gets backed up for blocks. Sometimes it takes three or four light changes to turn from Mission onto Hawthorne.

Thank you for letting Salem neighbors voice their concerns.

Dennis and Lindy McMackin

Amy Johnson

From: LBM <nonnameeks@gmail.com>
Sent: Sunday, December 09, 2018 8:09 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco

My family are members of Costco and we all live out south. We are all excited that Costco is moving closer to us. This will make more more convenient for our family. I appreciate you reading this email.

Respectfully
Lucy Meeks
1129 Jonmart Ave SE
Salem OR 97306

Amy Johnson

From: Lora Meisner <lmgb@earthlink.net>
Sent: Monday, December 10, 2018 1:08 PM
To: Aaron Panko
Cc: Chuck Bennett; citycouncil
Subject: re: PacTrust/Costco Development

Dear Mayor and City Council,

Tonight you will hear from Karl Anuta, a land use lawyer, Green Light Engineering (traffic engineer), Glenn Baly, Chair, South Gateway Neighborhood Association representing south Salem residents, John Shepard, Ward 4 resident and storm water management expert, and many others who will be attending tonight's hearing. They will add more information and be asking why so many variables with this project have not been addressed or were inadequately addressed. You have already received a massive amount of information and will receive more tonight. As we know, your job is to try to do what's best for Salem and its residents—always taking into your decision making the protection and welfare of the residents. Additionally, the tax payers/residents rely on you to make decisions that enhance both neighborhoods as well as economic development.

This proposed development does neither—it will have a detrimental effect on south Salem neighborhoods and with regard to economic development a neighborhood shopping center with at least some small businesses will create more economic opportunities than a massive warehouse. Most job creation comes from small businesses than any other source. A neighborhood commercial retail center could also incorporate a neighborhood park, saving the heritage white oaks and some old conifers as well. By doing this these trees give us clean air, clean water and help to mitigate storm water run-off from the huge amount of impervious surfaces.

What has me and many others concerned/even distressed is that this proposed development has had inadequate as well as inaccurate review by city staff who is supposed to be representing the interests of the tax-paying residents. You need to have another/more hearings in January so that you can adequately review all materials submitted both prior and during the appeal. Residents vote for city councilors to represent their best interests, not the interests of developers—many who are not residents—and for whom the almighty dollar is their only concern. Resident's concerns—and your concerns—are quality of life with managed development that enhances our community. This proposed development does NOT fit that criteria.

Thank you.

Lora Meisner
1347 Spyglass Court SE
Salem, OR 97306
503-588-6924

Amy Johnson

From: Leo Ramsey <LeoRamsey@msn.com>
Sent: Friday, December 07, 2018 3:32 PM
To: citycouncil
Subject: Costco Relocation

Salem City Council,

I am in favor on the Costco Warehouse relocation to Kuebler Boulevard.

I live in South Salem and our area needs large stores like Costco to service our area. South Salem is growing and needs services like Costco to enable the residents to shop without having to drive to Lancaster St., Mission St. or downtown Salem.

I imagine there will be an increase in traffic volume on Kuebler because of the relocation. Luckily, Costco does not open until 10:00 a.m. so the morning rush hour traffic should not be affected.

Leonard Ramsey
1109 Cayuse Circle SE
Salem, OR 97306

cc: Chuck Bennett, Mayor

Amy Johnson

From: noreply@cityofsalem.net on behalf of lreed20@opusnet.com
Sent: Friday, December 07, 2018 1:17 PM
To: citycouncil
Subject: Contact City Council
Attachments: ATT00001.bin

Your Name	Lester Reed
Your Email	lreed20@opusnet.com
Your Phone	5033638927
Street	1496 St Helens St NW
City	Salem
State	OR
Zip	97304
Message	I am in strong support for the COSTCO relocation to the proposed property ay Kuebler and 27th. The property is designated commercial use and there is no reason to dense the building permits.Your support ion this project is needed at the Dec. 10 meeting.

This email was generated by the dynamic web forms contact us form on 12/7/2018.

Amy Johnson

From: Linda Richards <littledynamo15@yahoo.com>
Sent: Monday, December 10, 2018 11:41 AM
To: Chuck Bennett; citycouncil
Subject: Costco

Mayor Bennett & City Council members,

I respectfully offer my opinion of Costco relocating to Kuebler Blvd and 27th Ave in Salem.

This is an absolutely positive growth movement for this city. Costco is one of the best business's we have in Salem and should be allowed to grow as our population is growing and needing new opportunities and employment.

If it was really looked at with unbiased eyes, Salem is so far behind in growth and allowing new business,s to open. We are far behind Eugene and WE are the Capital of this beautiful state.

The Mayor,s office and City Council Members should be actively seeking new stores, restaurants, book stores etc. It was such a blow to the downtown area to lose Nordstroms and so many other businesses , of course I do not have the inside information of why but feel something could have been worked out,

Quite frankly I am tired of driving to Portland for high end stores, when I know we could have them here and be successful. I know and appreciate we have added some new fantastic stores and restaurants and I applaud all involved.

So please allow this move, it is the right thing to do.

Sincerely,

Linda Grondona
1924 Banyan Ct NW
Salem, Oregon 97304

"You are never too old to set another goal or dream a new dream"

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 12:09 PM
To: Amy Johnson
Subject: FW: Costco Wholesale proposed relocation

-Aaron | 503-540-2356

-----Original Message-----

From: Larry Schader [mailto:schaderl2@comcast.net]
Sent: Friday, December 07, 2018 11:36 AM
To: Chuck Bennett <CBennett@cityofsalem.net>
Cc: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco Wholesale proposed relocation

I am in strong support of the proposed relocation of the Costco. We are long overdue for this relocation to help reduce the increasing traffic hazards, at the very busy current location, at Mission and Hawthorne.

Sincerely,

Larry Schader

Costco Member
Long Time Salem Resident
Oregon Tax Payer

Sent from my iPad, Larry

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 7:27 AM
To: Amy Johnson
Subject: FW: Costco building

-Aaron | [503-540-2356](tel:503-540-2356)

From: L Schaffer [mailto:jazzcoal@hotmail.com]
Sent: Sunday, December 09, 2018 3:16 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco building

I would like to Email my support for the Costco moving to Kuebler Boulevard and 27th Ave.
I am not sure I will be able to come to the meeting on Monday. It make sense in so many ways to encourage this change of locations for Costco and the location they have picked.

Linda Schaffer 4301 Coloma Dr. S.E. Salem

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:03 PM
To: Amy Johnson
Subject: FW: Costco Move

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Sunday, December 09, 2018 5:20 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco Move

Sent from my iPad

Begin forwarded message:

From: L Schaffer <jazzcoal@hotmail.com>
Date: December 9, 2018 at 3:21:29 PM PST
To: "cbennett@cityofsalem.net" <cbennett@cityofsalem.net>
Subject: Costco Move

Dear Mayor Bennett;
I am emailing my support for the move of Costco to the Kuebler and 27th location.
I will not be able to make the meeting, but this change of location and design looks like a great change.

Linda Schaffer 4301 Coloma Dr. S.E. 97302

Amy Johnson

From: L Schaffer <jazzcoal@hotmail.com>
Sent: Sunday, December 09, 2018 3:26 PM
To: citycouncil
Subject: change of Costco location

I will not be able to attend the Council Meeting on Monday. I would like to add my support for the Kuebler and 27th location. The design and location looks like a great choice.

Linda Schaffer 4301 Coloma Dr. S.E.97302

Amy Johnson

From: lisa smith <lisajohnsmith1@gmail.com>
Sent: Friday, December 07, 2018 11:08 AM
To: Chuck Bennett; citycouncil
Subject: Costco construction project

Dear Mayor and Council Members,

As a long time South Salem resident, I fully support the Costco construction project at Kuebler and 27th Ave. The concerns I've heard from neighbors regarding traffic congestion on Kuebler I'm sure will be addressed by city planners since this will not be the only construction happening on Kuebler in this area. Thank you for taking the time to read this.

Sincerely
John Smith

Amy Johnson

From: Aaron Panko
Sent: Thursday, December 06, 2018 5:16 PM
To: Amy Johnson
Subject: FW: Costco Move

-Aaron | 503-540-2356

-----Original Message-----

From: Linda tucker [mailto:rooftop48@gmail.com]
Sent: Thursday, December 06, 2018 5:13 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco Move

We are total supporters of the Costco move to Kuebler and 27th. I think it's a great location and hope to ease up traffic on mission and number of accidents in that area.

Costco supporter in Salem

Sent from my iPhone

Amy Johnson

From: Linda tucker <rooftop48@gmail.com>
Sent: Thursday, December 06, 2018 5:18 PM
To: citycouncil
Subject: Costco Move

I am voicing my support for the move of Costco to Kuebler and 27th area. Can't wait for this to happen.

Thank you

Salem resident and supporter

Sent from my iPhone

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:21 PM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 11:20 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPad

Begin forwarded message:

From: Linda Winn <justduckie1964@gmail.com>
Date: December 7, 2018 at 8:56:11 AM PST
To: cbennett@cityofsalem.net
Subject: Costco

No, on the Coscto move to South Salem.
Thank you
Linda

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 7:29 AM
To: Amy Johnson
Subject: FW: Support Costco site plan

-Aaron | [503-540-2356](tel:503-540-2356)

From: Larry Youngman [mailto:clyoungman@cl-youngman.com]
Sent: Sunday, December 09, 2018 4:08 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Support Costco site plan

Sir,

I support the Costco proposal for the new location at 27th and Kuebler Blvd. I shop at Costco constantly, and that location will save me gas costs since it will be much closer to my residence in S. Salem.

The current Costco site is too small and always crowded.

The plan for development of the Kuebler site seems prudent because it 1) uses existing roads, and 2) incorporates retail out buildings.

Retired 55 yr. resident of Salem and civil engineer.

Larry Youngman

[503 551-4492](tel:503-551-4492) Mobile

[503 364-0481](tel:503-364-0481) Salem

[760 773-6522](tel:760-773-6522) PD

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:27 PM
To: Amy Johnson
Subject: FW: please let Costco move locations

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Thursday, December 06, 2018 5:01 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: please let Costco move locations

Sent from my iPad

Begin forwarded message:

From: Liz Jones <liz@jones-or.us>
Date: December 6, 2018 at 3:04:18 PM PST
To: <cbennett@cityofsalem.net>
Subject: please let Costco move locations

I am in favor of Costco relocating to the proposed location. Thank you.

Elizabeth Jones
421 Cherrywood Ct SE, Salem, OR 97306

Amy Johnson

From: Lynn Adams <lynnadams54@hotmail.com>
Sent: Saturday, December 08, 2018 7:17 AM
To: citycouncil
Subject: Approve New Costco Location

Council Members:

I am unable to attend the December 10th City Council Meeting. But I would like to voice my full support for the new Costco proposed location on the southwest corner of Kuebler Blvd. and 27th.

Thank you.

Lynn Adams
5566 Cottonwood Ct S.
Salem, OR 97306
503-851-8443

Sent from [Mail](#) for Windows 10

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 1:14 PM
To: Amy Johnson
Subject: FW: Salem OR new Costco location at Kuebler and Battlecreek location

-Aaron | [503-540-2356](tel:503-540-2356)

From: Maryellen Barker [mailto:maryellen_barker@yahoo.com]
Sent: Monday, December 10, 2018 11:53 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Salem OR new Costco location at Kuebler and Battlecreek location

Please know I support the decision for Costco to build at this location (Kuebler and Battlecreek or Boone Rd). They are a wonderful company who supports their people. I believe with their several entries and exits traffic should flow well. Please count my supportive vote! Thank You

Maryellen Barker
1656 Ewald Ave SE
Salem OR 97302
12 10 18 - 11:15AM



Virus-free. www.avast.com

Amy Johnson

From: Mike Beagen <mikebeagen@me.com>
Sent: Thursday, December 06, 2018 5:26 PM
To: citycouncil
Cc: pkahn@costco.com
Subject: New Costco location

I support the new location plan for Costco. The site they chose is very good and zoned for commercial use. It is bigger and will have better flow of traffic than the current store.

Please allow this to continue.

Mike Beagen
955 Jefferson St NE
Salem, oregon

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:05 PM
To: Amy Johnson
Subject: FW: new Costco location

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Sunday, December 09, 2018 12:37 PM
To: Dan Atchison <DArchison@cityofsalem.net>
Subject: Fwd: new Costco location

Sent from my iPad

Begin forwarded message:

From: MICHAEL BELLMAN <BELLMAN9647@msn.com>
Date: December 9, 2018 at 11:17:52 AM PST
To: "cbennett@cityofsalem.net" <cbennett@cityofsalem.net>
Subject: new Costco location

We are in support of the new location for Costco in Salem.

Ginny and Mickey Bellman



Virus-free. www.avast.com

Amy Johnson

From: Myrna Brumage <mrapaort41@gmail.com>
Sent: Saturday, December 08, 2018 1:28 PM
To: citycouncil
Subject: Costco

I support the new proposed Costco at Kuebler and 27th.

We need this new Costco.

Myrna Brumage
3230 Dogwood Dr S, 97302

Amy Johnson

From: Marlene <mjbuker@comcast.net>
Sent: Thursday, December 06, 2018 4:36 PM
To: citycouncil
Subject: Costco

As a Costco member and as a south Salem resident, I support the new Kuebler Road location.

Marlene Buker
4733 Gardner Rd SE

Sent from my iPhone

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 8:01 AM
To: Amy Johnson
Subject: FW: costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 11:15 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd:

Sent from my iPad

Begin forwarded message:

From: Marlene Couser <mrcouser3@gmail.com>
Date: December 7, 2018 at 9:53:32 AM PST
To: cbennett@cityofsalem.net

yes we want COSTCO to new location of kuble thank you marlene couser

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:12 PM
To: Amy Johnson
Subject: FW: Costco Relocation

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Saturday, December 08, 2018 6:33 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco Relocation

Sent from my iPad

Begin forwarded message:

From: Michael Dora <mjdora@msn.com>
Date: December 7, 2018 at 5:27:00 PM PST
To: "cbennett@cityofsalem.net" <cbennett@cityofsalem.net>
Subject: Costco Relocation

Mr. Mayor:

With regard to the Dec 10th council meeting about the Costco relocation, my wife and I, who live in Southeast Salem, highly approve of the move. Costco has long needed at least two locations in the Salem/Keizer area. In lieu of two locations, the larger and more easily accessed location off Keubler would be a big improvement. I've looked at the proposed site plans, and they appear to allow a much better access and egress from Costco compared to the current location, which they obviously outgrew years ago. We will not attend the council meeting (I suspect it will be standing room only, with a lot of hot air circulating), but you have our vote for the relocation.

Mike and Betty Dora

Amy Johnson

From: Mark Ebersole <mark.ebersole@comcast.net>
Sent: Monday, December 10, 2018 10:38 AM
To: citycouncil; Chuck Bennett
Subject: Proposed Costco Move

We live nearby Kuebler where the new Costco facility is being considered. We use the section of Kuebler between Battlecreek and the I-5 many times a week. In our opinion, the road infrastructure is very inadequate to support the significantly expanded use that the new Costco would generate. We please refrain from approving this build that would greatly impact our travel in this area.

Mark and Linnea Ebersole.

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:19 PM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 3:18 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPhone

Begin forwarded message:

From: Mary Jane Ferrin <maryferrin@aol.com>
Date: December 7, 2018 at 3:02:03 PM PST
To: cbennett@cityofsalem.net
Subject: Costco

We live off Mildred and are in favor of the new Costco location near I5.

Sent from my iPhone

Amy Johnson

From: Marilyn <marilyn574@yahoo.com>
Sent: Sunday, December 09, 2018 1:47 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Proposed New Costco Location

I strongly support Costco's Site Plan Application at the proposed location. Costco has outgrown its current location and traffic is often congested. Costco has consistently kept their sites clean and well maintained. They have proven themselves to be a good neighbor. I understand that the neighbors don't want the traffic. I don't see where traffic in the neighborhood would be increased. The improvements on Kuebbler were to handle the increased traffic that comes from growth and development. I would gladly welcome Costco in my neighborhood!

I strongly support Costco's Site Plan Application. Please consider the effects on the community as a whole and not the loud voices of a few. Thank you.

Marilyn Foltz
Sent from my iPad

Amy Johnson

From: mike gipson <mrsqip96@gmail.com>
Sent: Friday, December 07, 2018 7:22 AM
To: cbenett@cityofsalem.net; citycouncil
Subject: Costco move TERRIBLE idea

Dear Mr. Mayor-

In yesterday's mail, I received a letter from Costco asking that I write to you in support of their proposed new facility at Kuebler and 27th Avenue in Salem. I have resided in South Salem for well over 20 years. I cannot and will not support this proposal.

As I recall, when annexation of that property was on the ballot, the proposed use was a grocery store and small local retailers. My family is pleased to have an urgent care facility in that space. We look forward to a grocery store, which will attract local shoppers, joining Salem Clinic and PT Northwest in that space. However, we are concerned that adding a store, that will attract freeway travelers, will add to the already congested traffic in that area.

In viewing the plan submitted by Costco, it appears that their building will be within feet of Boone Road, directly across the street from homes. While it is true that Salem Clinic is also situated close to the road, it is across the street from a church, not people's homes.

I urge you to consider the negative impact that allowing Costco to move into this space will have.

Thank you,

Michael Gipson
South Salem resident

Amy Johnson

From: Mike Groat <mtnhimike@yahoo.com>
Sent: Friday, December 07, 2018 8:43 AM
To: citycouncil
Subject: New Costco Location

Council Members,

I want to be on record in FAVOR of the new Costco location.

The present location is a mess and there does not seem to be a clear way to correct the problem getting in and out of the parking lot.

This new location would correct a bad situation and I would like to see it move forward.

Thank You

Mike Groat
461 Inverness Dr. SE
Salem, Or 97306
541 480 7922

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 8:40 AM
To: Amy Johnson
Subject: FW: Costco new store

-Aaron | [503-540-2356](tel:503-540-2356)

From: Mike Groat [mailto:mtnhimike@yahoo.com]
Sent: Friday, December 07, 2018 8:37 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco new store

Let me be on record in FAVOR of the new Costco Store.

There is such a mess at Costco's present location getting in and out of the parking lot and it is time to correct that with a new location.

Thank you
Mike Groat
461 Inverness Dr. SE
Salem, Or 97306
541 480 7922

Amy Johnson

From: Michael Gromek <mdgromek@gmail.com>
Sent: Sunday, December 09, 2018 10:14 PM
To: citycouncil
Subject: Support for Costco relocation

Dear Council Members,

As a resident of South Salem and a Costco shareholder, I fully support the approval of their new building located off Kuebler Blvd. A new larger store and service station is great for the community. I urge you to approve their plans.

Best regards,
Michael Gromek

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 7:32 AM
To: Amy Johnson
Subject: FW: Costco

-Aaron | [503-540-2356](tel:503-540-2356)

From: Maria Gurule [mailto:mariag360@hotmail.com]
Sent: Sunday, December 09, 2018 8:02 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco

I support the new costco at the proposed location in Salem

Thank you,
Maria Gurule

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:02 PM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Sunday, December 09, 2018 8:04 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPad

Begin forwarded message:

From: Maria Gurule <mariag360@hotmail.com>
Date: December 9, 2018 at 7:56:41 PM PST
To: "cbennett@cityofsalem.net" <cbennett@cityofsalem.net>
Subject: Costco

Hello Mayor,

I just wanted to offer my support for the new Costco at the proposed location in Salem.

Thank you,
Maria Gurule

Amy Johnson

From: Maria Gurule <mariag360@hotmail.com>
Sent: Sunday, December 09, 2018 8:00 PM
To: citycouncil
Subject: Costco

Hello City Council Members,

I will not be able to attend the city council meeting tomorrow night 12/10/18 but wanted you to know that i support the new Costco at the proposed location in Salem.

Thank you,
Maria Gurule

Amy Johnson

From: Marc Heatherington <heatherington@comcast.net>
Sent: Thursday, December 06, 2018 5:11 PM
To: citycouncil
Subject: Costco

I'm writing in support of approving the new Costco development on Kuebler. It's long overdue.

Marc Heatherington
4324 Fir Dell Dr. SE.
Salem, Oregon

Amy Johnson

From: Mary Hiatt <luvasheep@yahoo.com>
Sent: Friday, December 07, 2018 12:02 PM
To: Chuck Bennett; citycouncil
Subject: Anticipated Costco move to Kuebler

Mayor Bennet and Salem City Council:

As residents of south Salem (near Leslie middle school) we wish to express our opposition to the proposed move of Costco to Kuebler and 27th Ave. The recent growth of new housing in the area has already impacted the traffic flow on Pringle (AKA Battle Creek Rd.) and we shudder to think of the traffic problems which the planned Costco complex will introduce. We remind the city that the exiting Leslie School traffic (parents, bus and students) can be dangerous, especially in the afternoons as some drivers coming north on Pringle disregard the signs warning of students crossing Pringle.

We appreciate the opportunity to offer some input for your consideration.

Sincerely,

Mary Hiatt and family
1350 Tiburon Ct.
Salem, OR
luvasheep@yahoo.com

"In all things of nature, there is something of the marvelous."
- Aristotle

Amy Johnson

From: noreply@cityofsalem.net on behalf of hughes.m@comcast.net
Sent: Friday, December 07, 2018 8:45 PM
To: citycouncil
Subject: Contact City Council
Attachments: 2018-12-07 Letter to Council.pdf

Your Name	Mike Hughes
Your Email	hughes.m@comcast.net
Your Phone	503-584-0806
Street	935 Barkstone Ct. SE
City	Salem
State	OR
Zip	97306
Message	Please see my attached letter regarding the PacTrust proposal for a Costco at Kuebler & 27th.

This email was generated by the dynamic web forms contact us form on 12/7/2018.

Dear Mayor and City Council:

As a resident and taxpayer of Salem, I must express my concern for the approval to relocate Costco from its present location to the PacTrust property located near the intersection of Kuebler Blvd. and 27th Ave. SE.

Upon reading the October 23, 2018 decision (SPR-DAP18-15) by the Planning Administrator, I am disappointed with the process and have issues with some of the statements and procedures.

In the Site Plan Review summary of concerns and objections by neighborhoods and citizens:

1) Traffic:

In the staff response regarding the Commercial Development Goal, I finally located the paragraph cited (on page 35 rather than 45 of the Salem Comprehensive Policies Plan unless there has been a newer revision than the one available on the city website). I found it interesting that #4 was cited but #5 was not mentioned, especially when it had been repeatedly stated during the zone change arguments that this was intended to be a "Community and Neighborhood" center.

2) Compatibility concerns with the proposed shopping center:

Paragraph 3 of the staff response states that:" No conditions were placed on CPC/ZC06-06 that limit the uses for the property to only neighborhood shopping and service facilities". Why was this not made a condition after the many times it was publicly stated by various PacTrust representatives that this was exactly what was intended when they were applying for the zone change in 2006?

3) Trees, Wetlands and open space

I believe I have already pointed out in a previous email, the significant trees, including the 8 white oaks would probably only have to be removed to accommodate a Costco along with its gas pumps.

As a fairly regular bicycle commuter as well as a long time pedestrian I would also like to bring attention to the fact that, while a true neighborhood/community shopping center at this location could be a real asset to the area, a Costco store does not exactly encourage things like multi-mode travel (You don't see many people using bikes or backpacks to shop at Costco.) but rather, would require the use of an automobile even if

it was only to a few hundred yards to and from your house. Thus, I'm pretty sure it would generate significantly more vehicular traffic than the estimates supposedly based on other unknown Costco locations which, I suspect, were not in residential neighborhoods.

Finally, even with the new conditions, if a Costco is located here, pedestrian and bicycle safety and convenience is questionable. The parking lot would be huge with lots of traffic through the fuel pumps. The Condition 2 internal pedestrian pathways are a good idea but it appears most of the buildings other than Costco might not ever be built since they would to be in a future phase. It would be nice to see the revised site plan design.

Thank you for your attention and service.

Sincerely,

Michael Hughes

935 Barkstone Ct. SE (Ward 4)

Salem, OR 97306

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 9:37 AM
To: Amy Johnson
Subject: FW: Costco project

-Aaron | [503-540-2356](tel:503-540-2356)

From: MaryAnn Kemmer [mailto:maryann.sanders@gmail.com]
Sent: Friday, December 07, 2018 9:16 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco project

I cannot attend the meeting on Monday but wanted you to know of my support for the Costco project on Kuebler.
Thank you.
MaryAnn Kemmer
797 Haas Lane SE
Salem OR 97302

Amy Johnson

From: Melissa Koons <melissakoons@outlook.com>
Sent: Monday, December 10, 2018 2:32 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Proposed Costco Location

Dear Mayor Bennett, Council Members and Community Development Department:

Thank you for this opportunity to provide input on the site plan for the proposed Costco location at the corner of Kuebler Boulevard and 27th Avenue.

Having moved to Salem in November 2017, we are enjoying our new community and getting acquainted with all it has to offer.

One drawback in our area, has been easy access to some types of retail services. Having a Costco located at this proposed site would be beneficial to those living in our neighborhood.

Kind regards,

Melissa Koons
1634 Watson Butte Ave SE
Salem, OR 97306

Amy Johnson

From: MICHELLE KRENZIN <michellekrenzin8104@comcast.net>
Sent: Sunday, December 09, 2018 11:56 AM
To: citycouncil; Chuck Bennett
Subject: COSTCO relocation

Dear sirs and madams:

I live in South Salem, just off Keebler, but not close to the proposed site. I am in favor of the Costco relocation and will enjoy having a shorter drive when shopping at Costco.

Sincerely,

Michelle Krenzin

140 Kimeron St SE

Salem, OR 97306

Amy Johnson

From: longshot614 <larimer5445@comcast.net>
Sent: Friday, December 07, 2018 10:41 PM
To: citycouncil
Subject: Costco Relocation

I live on Addison St., probably five to eight minutes away from the new site. I write this in favor of Costco being granted permission to build on their new site. The congestion at the Mission St. site is extremely bad. It has limited access into the site and the gas station requires long waits at various times. Costco has outgrown the Mission St. site and it now needs a site with better access. It will relieve or might relieve some of the congestion on Mission St., but it will add congestion on the already heavily traveled Commercial St. from West Salem. That is a trade off though as there is no doubt in my mind that Costco needs to relocate. Mike Larimer

longshot614
larimer5445@comcast.net

Amy Johnson

From: Michael Lawrence <retiree75@gmail.com>
Sent: Saturday, December 08, 2018 4:37 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Cc: Pkahn@costco.net
Subject: support for Costco move

The current location is a dangerous location for local traffic as well as I-5 users as I have witnessed a line onto the freeway trying to use that exit for Costco as well as state hwy. 22

I know the proposed move location and to me it is the perfect place as it is out of the main stream area and with the improved Kuebler off ramp and street the increase in traffic can easily be handled.

Please support this proposed location for the move.

Michael Lawrence
Salem home owner

Amy Johnson

From: Mary Ann Lebold <redwhiteblonde2018@gmail.com>
Sent: Thursday, December 06, 2018 4:46 PM
To: citycouncil; Aaron Panko
Cc: Pkahn@costco.com
Subject: Proposed Costco Location at Kuebler and 27th

I am in favor of the subject proposed project.

Mary Ann Lebold

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 7:27 AM
To: Amy Johnson
Subject: FW: Costco

-Aaron | [503-540-2356](tel:503-540-2356)

From: Mary Ledesma [mailto:marysmile00@hotmail.com]
Sent: Sunday, December 09, 2018 2:53 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco

I have emailed everyone you spoke about. Costco would be so great for us here on south Salem!

What a great attraction for a better business community and networking between us. We have been in business a long time and always use Costco for all our office and business equipment. Tires fir the car. Appliances, furniture and on and on. Not to mention food and sampling .lol

Please build one soon . We 're waiting 🙌🙌🙌🙌🙌🙌

Get [Outlook for iOS](#)

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:05 PM
To: Amy Johnson
Subject: FW: New Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Sunday, December 09, 2018 3:16 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: New Costco

Sent from my iPad

Begin forwarded message:

From: Mary Ledesma <marysmile00@hotmail.com>
Date: December 9, 2018 at 2:41:04 PM PST
To: "cbennett@cityofsalem.net" <cbennett@cityofsalem.net>
Subject: New Costco

We are thrilled and excited about having a Costco near us. We have a business and it would be great to have it closer to us. We have shopped Costco for more years then I can remember. We love it. Business are helped so much by office machines and supplies. Tires for our cars.
Yes yes please do it soon !!!!
Mary & Richard Ledesma

Get [Outlook for iOS](#)

Amy Johnson

From: Mary Ledesma <marysmile00@hotmail.com>
Sent: Sunday, December 09, 2018 2:47 PM
To: citycouncil
Subject: Costco

Hooray Hooray!!! Having a Costco in south Salem would be so great!! We have to travel some now to go there. We have a business and everyone I know goes there. It's great for business supplies and personal as well. We have been buying from Costco for as long as I can remember. It would do so much for Our business in south Salem. Giddy up go. !!!! We're waiting Yahoo!

Get [Outlook for iOS](#)

Amy Johnson

From: noreply@cityofsalem.net on behalf of myronlee@comcast.net
Sent: Saturday, December 08, 2018 11:55 AM
To: citycouncil
Subject: Contact City Council
Attachments: ATT00001.bin

Your Name	Myron and Anita Lee
Your Email	myronlee@comcast.net
Your Phone	503 588 1349
Street	930 Barkstone CT SE
City	Salem
State	OR
Zip	97306
Message	<p>Hello, We received a letter from Costco re: the upcoming council meeting discussing the relocation of their Salem store. Other than “to better serve our members”, they did not outline the reasons to re-locate. Our understanding is that it will add about 25,000 more square feet and allow 2 different street approaches. What are the impacts of implanting a mega-store adjacent to a neighborhood of single family dwellings? Is this projected improvement in service to its customers worth the environmental impact on the south Salem neighborhoods? Having lived in south Salem (about 1.6miles from the proposed site) for over 30 years and using Kuebler on a near daily basis, we are wondering if the anticipated increased traffic flow has been given due consideration. Kuebler has already been widened twice to accommodate increased traffic since its original construction and still there are significant delays during morning and evening commute hours. It is difficult to imagine what the increased congestion would mean for present users. The Hawthorne street location is already a commercial/industrial area and accommodates other “big box” facilities in the area. It seems to us that the proposed location would be better served with smaller, neighborhood friendly, commercial facilities that would attract more foot and bicycle traffic. While we are loyal Costco members and patronize them on a weekly basis, we do not believe that the move from Hawthorne to Kuebler would be positive for the south Salem neighborhoods, nor for anyone who uses Kuebler on a regular basis. Thanks for your consideration. Sincerely, Myron and Anita Lee South Salem Residents</p>

This email was generated by the dynamic web forms contact us form on 12/8/2018.

Amy Johnson

From: Marylyn May <crmay@q.com>
Sent: Sunday, December 09, 2018 11:06 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco Site Selection...

Ladies and Gentlemen:

I would like to voice my support for the proposed location of a new Costco at Kuebler Blvd. and 27th Ave. S.

As a resident of South Salem, it would be a great addition to our area and very convenient not to have to travel halfway across Salem to shop there.

I urge you to support this new location.

Thank you for your consideration.

Marylyn May
2271 Tuscana Avenue S.
Salem, OR 97306

Amy Johnson

From: Michael Nugent <michael.nugent@comcast.net>
Sent: Friday, December 07, 2018 2:54 PM
To: citycouncil
Cc: Steve McCoid
Subject: Support of Keubler Costco

I am a 20-year resident of the South Gateway neighborhood. I have never participated in the activities of our Neighborhood Association nor do I normally pursue political activity except to research issues and candidates before voting. I truly believe these attributes reflect the majority of my neighbors.

With that in mind, I wish to speak in support of the Kuebler Costco development. I have read the documents submitted to you by the planning department that well address each and every complaint made by a few of my neighbors that comprise the Neighborhood Association. The planning department and the developers have gone out of their way to address these issues and mitigate the problems that come with any large development.

The Association has had ample time to present their concerns and the developers have met all requirements of law and regulation order to address these concerns. Its time to move on.

I will add that if it were possible (and not an undue financial hardship on the developer) it would be nice to see the property's old oak trees moved to appropriate locations in keeping with the landscaping plan.

Michael Nugent
350 Kevin Ct SE
Salem, OR 97306

Amy Johnson

From: Michel Piche <pichegroupinvestmentsllc@gmail.com>
Sent: Friday, December 07, 2018 2:52 PM
To: Chuck Bennett
Cc: citycouncil; glennbaly12345@gmail.com; tj@huggins.com
Subject: Costco's proposed move

To whom it may concern,

As both a resident and small business owner in Salem, Oregon, I am writing you to express my support of the new proposed location for Costco. The current store has outgrown it's location which often causes traffic to back up on all ends of Mission street as well as Hawthorne. The new deign of the space available off Kuebler appears to have a much better design to accommodate the high volume of traffic that Costco brings. We hope to see this move happen!

--

Thank You,
Piche Group Investments LLC

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 12:08 PM
To: Amy Johnson
Subject: FW: Costco

-Aaron | 503-540-2356

-----Original Message-----

From: Michael Robinson [mailto:oitdmser@gmail.com]
Sent: Friday, December 07, 2018 11:19 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: RE: Costco

I would like to express my support for Costco's new location in south Salem off Kuebler. I live within a mile of the new proposed location but I feel the new location with its increased ingress/egress options and room for gas pumps is a net benefit for the community in general. Their current location off Mission does not have sufficient ingress/egress for the traffic volume they generate and I believe it is a safety hazard. As with any decision there will be local opponents who want development but 'Not In My Back Yard.' Please do not submit to these NIMBYs, but consider the greater benefit of the community in general. Thank you.

Regards,

Michael Robinson

Amy Johnson

From: Mary Schmidgall <maryland53657@gmail.com>
Sent: Monday, December 10, 2018 3:15 PM
To: Chuck Bennett; citycouncil
Subject: Costco Relocation

Dear Mayor and Salem City Council members,

Please include my comments in consideration of the proposal to relocate Costco to a new site at Kuebler Blvd. and 27th Avenue in south Salem.

I oppose this location for a Costco warehouse store because of all the traffic it would add to Kuebler and surrounding streets. Traffic on Kuebler can already be very congested, particularly at commute times. Adding the volume of vehicles that enter and leave the current store would make the traffic problems far worse. With all the recent (and ongoing) addition of homes and multi-family housing in south and southeast Salem, there already will be a considerable additional load placed on Kuebler.

I've been a member of Costco for 8 or 10 years, and have shopped at the Mission St. SE store during that entire time, more frequently as time goes by. Although at peak times there's a lot of traffic moving in and out, it's never been a problem or frustration for me. Mission St. SE handles the traffic volume well, and the one entrance/exit also keeps moving. I've seldom had much of a wait there. It's already near an I-5 exit, and more centrally located in Salem than the proposed location.

If all that traffic were to move to Kuebler and the signal at 27th stopped the Kuebler traffic more often and for longer periods of time, the congestion would be even worse than with just the added volume of cars alone. It would be a domino effect of bad consequences. Also, everyone from Keizer, north Salem and other areas to the north would need to drive farther, further impacting traffic in south Salem. Because there's a Costco in Albany, most of the shoppers at the Salem location are very likely from the east, north and west, and Mission Street is a much more direct route for them. Driving distance for me would be similar in either location, but I strongly prefer the current site.

Please vote to deny the rezoning necessary for the Costco relocation. It would be an unfortunate move for Salemites in the long run.

Sincerely,
Mary Schmidgall

Amy Johnson

From: Maurette Schorr <maurettes@gmail.com>
Sent: Friday, December 07, 2018 10:36 AM
To: citycouncil
Subject: Costco Zoning

I want to voice my approval for the zoning of the new Costco on Boone Rd.

Thank you,
Maurette Schorr

Sent from my iPhone

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 1:13 PM
To: Amy Johnson
Subject: FW: Costco Relocation Support

-Aaron | 503-540-2356

-----Original Message-----

From: mikesgt67@gmail.com [mailto:mikesgt67@gmail.com]
Sent: Monday, December 10, 2018 11:06 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco Relocation Support

>
> I support the new Costco location for safer and easier access to shopping.
>
> Mike Sergeant
>

Amy Johnson

From: KEN SNYDER <kenmabel@comcast.net>
Sent: Sunday, December 09, 2018 3:50 PM
To: Chuck Bennett; citycouncil; Aaron Panko; Pkahn@costco.com
Subject: Costco relocation

To All Concerned:

As West Salem residents, already at a disadvantage by having none of the larger box stores this side of the river, I feel very disappointed at the proposed relocation of Costco and actually am very opposed to it. The present location enables us to take advantage of the Winco grocery store on the same trip across town.

Respectfully,

Mabel Snyder

P.S. With all the increased building in West Salem, we would like some action on building the 3rd bridge in our life-time yet. This has been under discussion with multiple studies done for more than 30 years. When will we get some action?

Amy Johnson

From: Melissa Stanley <assilemyelnats@gmail.com>
Sent: Friday, December 07, 2018 2:56 PM
To: Chuck Bennett; citycouncil; glennbaly12345@gmail.com; tj@huggins.com
Subject: Costco Move

To whom it may concern,

As a south Salem resident who lives very near the new proposed site for Costco, I am writing to let you know that I support this move and think the new location would be much more beneficial for Salem residents and even more so for the traffic that Costco bring. The current location of Costco is not capable of handling the flood of cars which often leads to the off ramp of I-5 being backed up and turning traffic from Mission street onto Hawthorne causing back up. The one small intersection at Costco is not equipped to handle all the cars coming and going for the shopping center and gas station. We very much hope this move happens.

Thank you hearing me out,
Melissa Stanley
3052 Marietta St SE Salem 97302

Amy Johnson

From: MARCIA J VASEND Owner <mvasend@centurylink.net>
Sent: Saturday, December 08, 2018 2:12 PM
To: Chuck Bennett
Cc: citycouncil
Subject: Support new Costco

I agree that the Oct. 13, 2018 site plan should remain approved.. The current site is not adequate anymore. My support goes to the Kuebler Blvd site.

Amy Johnson

From: Mike Wilkes <mkwilkes@gmail.com>
Sent: Friday, December 07, 2018 10:42 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Proposed Costco at Keubler Rd SE

Dear Mayor Bennett and City Council members,

Please count me as against the proposed Costco planned for the corner of Battlecreek Rd. SE and Keubler Blvd.

I am a big fan of Costco, but as a resident of the nearby Woodscape neighborhood for over 20 years, I am well aware of the traffic in the area. Almost weekly, I see near accidents at the intersection of Boone Rd SE and Battlecreek Rd SE. This intersection is at the SW corner of the proposed Costco. Drivers speed north down Battlecreek and, as they near Keubler, other drivers try to cross Battlecreek on Boone Rd. I have seen many accidents at the intersection, some very serious. With increased traffic due to the proposed Costco, I can only imagine the additional accidents that will happen and lives that will be impacted.

It makes absolutely no sense to allow a Costco in a neighborhood when there is plenty of land available just east of I5 on Keubler. I can't imagine the disruption to the houses and church on Boone Rd. just south of the proposed Costco, let alone the increased traffic that will disrupt and endanger the residents of SE Salem.

You've been to our current Costco. Don't kid yourself that an even larger Costco (with increased traffic) will somehow fit in the middle of a neighborhood.

Please vote NO on the proposed Costco at Keubler and Battlecreek. Ask Costco to be a good neighbor and find a new location.

Sincerely,

Mike Wilkes

5278 Berkshire Ct SE
Salem, OR 97306
503-364-3498

Amy Johnson

From: Robert Zafran <vp4everz@gmail.com>
Sent: Thursday, December 06, 2018 9:27 AM
To: citycouncil
Subject: RE: COSTCO Move

My husband and I are in favor of COSTCO moving to the Kubler location.

Marian and Bob Zafran

Amy Johnson

From: Aaron Panko
Sent: Saturday, December 08, 2018 8:07 AM
To: Amy Johnson
Subject: FW: Costco Relocation :-)

-Aaron | [503-540-2356](tel:503-540-2356)

From: Michelle Zowie [mailto:zowieskidsclub@hotmail.com]
Sent: Friday, December 07, 2018 5:15 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco Relocation :-)

Good evening!! I received a notice today from Costco in regards to their relocation.

I feel that the relocation will greatly improve access to the building. I cant count how many times that I have went to Costco and had to wait in a long line to get in. There is only 1 entrance/exit for customers and an additional entrance/exit that is shared with the delivery trucks. The new location will have 4 entrances/exits.

I also like that the building is more open and spread out. Parking is way better!

Thank you for your consideration in this matter!! Feel free to contact me with any questions 😊.

Michelle Zowie
Zowies Kids Club
626 Juntura Way SE
Salem, OR 97302
(503)409-7055
zowieskidsclub@hotmail.com

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 3:10 PM
To: Amy Johnson
Subject: FW: Costco Concern

-Aaron | [503-540-2356](tel:503-540-2356)

From: Whiteman, Sandra [mailto:Sandy.Whiteman@Optum.com]
Sent: Friday, December 07, 2018 3:01 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco Concern

Mr. Panko,

I moved here to Salem, Oregon 28 years ago. I moved up here from California as my husband is Oregon bred. I thought it was so different, slower and so green. ☺ I fell in love with it and would never go back to California. Salem has always been a small feel and nothing to do at a young age.

But as the years pass I have seen the growth in housing and the revamping of downtown. Both very welcomed. I am Hispanic and back 28 years ago there was hardly any other race, so I did feel out of place. But now that we are a very diversify city, I am so happy that we are adding to our town.

With the wanting of moving Costco out South, I wanted to write and let you know that I will not be able to attend the meeting but want to tell you that I am happy that the City of Salem has approved this site plan. I live and work out South Salem. I do all my shopping out South Salem.

I feel that with the updates on Kuebler and I-5 will be able to handle the traffic. There will be something built there no matter what the neighborhoods say. We are growing in population and need more options to shop at, eat at and live at. I hope that you do move forward with building Costco out South and

my husband and I do approve.

Thank you,

Sandy Whiteman
Roger Whiteman

465 Flint Ridge St SE
Salem, OR 97306

This e-mail, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. If the reader of this e-mail is not the intended recipient or his or her authorized agent, the reader is hereby notified

that any dissemination, distribution or copying of this e-mail is prohibited. If you have received this e-mail in error, please notify the sender by replying to this message and delete this e-mail immediately.

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 3:30 PM
To: Amy Johnson
Subject: FW: Costco relocation off Keebler Blvd

-Aaron | 503-540-2356

-----Original Message-----

From: FRED BARNES [mailto:fjbarnes99@msn.com]
Sent: Monday, December 10, 2018 2:25 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco relocation off Keebler Blvd

Support relocation to Keebler
Norma Barnes
503-559-7999

Sent from my iPhone

Amy Johnson

From: Nancy Browning <browning.da@comcast.net>
Sent: Friday, December 07, 2018 1:59 PM
To: citycouncil
Subject: Fwd: New location for Costco

----- Original Message -----

Subject: New location for Costco
From: Nancy Browning <browning.da@comcast.net>
Sent: 1:56pm, Friday, December 7, 2018
To: cbennett@cityofsalem.net
CC: Sir,

This is to inform you of my support for the site of a new Costco on commercial property in south Salem. It will benefit the greater population of Salem because of the traffic congestion and resulting safety issues of the current location.

Sincerely,
Nancy Browning

Amy Johnson

From: noreply@cityofsalem.net on behalf of neilcarr10@comcast.net
Sent: Saturday, December 08, 2018 8:22 AM
To: citycouncil
Subject: Contact City Council
Attachments: ATT00001.bin

Your Name	Neil F. Carr
Your Email	neilcarr10@comcast.net
Your Phone	5033718431
Street	5614 Pomona Court S
City	Salem
State	OR
Zip	97306
Message	<p>I do not understand why "some" now apparently feel the need to appeal the land use decision granted to Costco on Oct. 13, 2017, for a new facility at 27th and Kuebler Boulevard. Within just a few miles of this location, land that was farm-zoned, and animal habitat when I moved into Skyline Village 37-years ago, is now solidly packed with 12-feet apart "McMansions," occupied by people who would burn less fossil fuel and shop in their home area if they could. The widening of Kuebler Blvd. has increased the traffic, impacting all varieties of trees. Costco-'s proposed parking area promises replacement Oregon Oak Trees, even though I can't recall Oregon White Oak trees ever being on the property. My health currently doesn't permit me to attend public gatherings. (Chemo therapy is not for wimps!) PLEASE take a drive out South Liberty, to Mildred Lane and see for yourself the potential for having a Costco retail store much closer to an ever-expanding population! Thank you for your consideration.</p>

This email was generated by the dynamic web forms contact us form on 12/8/2018.

Amy Johnson

From: NICHOLAS <NGRICE@msn.com>
Sent: Friday, December 07, 2018 10:08 PM
To: citycouncil; Chuck Bennett
Subject: In favor of Costco Relocation

Mayor and Councilors,

I would like to express my support of the proposed Costco relocation. The fact is that Costco was out grown their current piece of property and need to build in a new location. Finding a piece of property that would be big enough and is convenient for everyone is difficult. Every location is going to effect the area around it. The proposed location is located on a major road that will handle the traffic that comes with Costco as well as any location would. I travel on Keubler Blvd. daily and would have no issue with the extra traffic that Costco would bring. Costco is a good company that pays its employees well. We do not want to chase a good company like this out of our city.

Thank You,

Nicholas Grice
6191 Insignia St SE
Salem, OR 97306

Sent from [Mail](#) for Windows 10

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:20 PM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 11:46 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPad

Begin forwarded message:

From: norman.gruber@gmail.com
Date: December 7, 2018 at 11:42:55 AM PST
To: cbennett@cityofsalem.net
Subject: Costco

Hello Chuck. It has been a while since we met and I hope you are doing well. I am retired and enjoying it a great deal. This is a quick note in support of the new Costco project. The current store is quite old and inadequate for the traffic and volume. Costco is a very good employer and tax payer. I have experienced the disruption a small vocal group opposed to change can have on a project in Salem. I would hope the city would move forward on approving this much needed expansion and not let the minority's negative voice prevail. Thanks and Merry Christmas. Norm Gruber. Retired CEO of Salem Health

Sent from my iPhone

Amy Johnson

From: norman.gruber@gmail.com
Sent: Friday, December 07, 2018 11:49 AM
To: citycouncil
Subject: Costco

Ladies and gentlemen. I am writing in support of the Costco project. Costco is an asset to the community, a good employer and tax payer. The current site is no longer adequate. It is unfair to allow a small vocal minority to prevail. I have experienced this type of problem in my previous position as CEO of Salem Health. It is unfair to organizations who are trying to add value to the community. Please approve this project. Thanks. Norman Gruber Sent from my iPhone

Amy Johnson

From: Nathan Krupp <kruppnj1661@gmail.com>
Sent: Thursday, December 06, 2018 4:49 PM
To: citycouncil
Subject: New Costco

We live 2 blocks from the proposed city and are in favor of the new Costco. - NK

*Nate & Joanne Krupp
5025 Barnes Ct. SE,
Salem, OR, 97306, USA
Phone - 503-585-4054*

*Nate E-m - Kruppnj1661@gmail.com
Joanne E-m - kruppnj@comcast.net*

"Trust in the Lord and do good . . . Delight yourself in the Lord, and He will give you the desires of your heart." - Psalm 37:3-4

Amy Johnson

From: Norman Reed <reedpsych@hotmail.com>
Sent: Sunday, December 09, 2018 4:28 PM
To: citycouncil
Subject: New Costco site

I would respectfully ask city council to support the zoning of a new Costco off of Kuebler BLVD. There is no real reason to not support this other than the "not in my backyard" crowd complaining. The project would benefit Salem with a very responsive positive community minded employer who provides a good wage to employees. So, please support this project if you really do believe in a healthy vibrant Salem community.

Respectfully,

Norm Reed, Ph.D.
Clinical Psychologist

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:19 PM
To: Amy Johnson
Subject: FW: Approve of Costco proposed building site

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 3:20 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Approve of Costco proposed building site

Sent from my iPhone

Begin forwarded message:

From: Niklas Reese <reese6840@comcast.net>
Date: December 7, 2018 at 2:35:31 PM PST
To: cbennett@cityofsalem.net
Subject: Approve of Costco proposed building site

Dear Mayor Bennett

Since I cannot attend the upcoming city council meeting, I wanted you to know that as a Costco member, I wholeheartedly support the new proposed Costco building site at 27th Avenue and Keebler blvd.

Warm Regards
Niklas Reese

Sent from my iPad

Amy Johnson

From: Niklas Reese <reese6840@comcast.net>
Sent: Friday, December 07, 2018 2:42 PM
To: citycouncil
Subject: Approve of proposed new Costco building site

Dear Council members:

I want you to know that I wholeheartedly agree with the proposed new building site location of Costco at 27th Avenue and Kuebler Blvd.

I'm sending this note since I will not be personally able to attend the upcoming city council meeting.

I am also a member of Costco.

Warm Regards,
Niklas Reese

Sent from my iPad

Amy Johnson

From: Nancy Schimmel <neschi50@comcast.net>
Sent: Saturday, December 08, 2018 12:43 PM
To: Chuck Bennett; citycouncil
Subject: Costco proposal

I am in favor of the proposed relocation of the Salem Costco. I have been a citizen of Salem for 22 years and have been a Costco member all of that time. It has clearly outgrown its current location and I feel strongly it would benefit this community for it to relocate. Please approve their proposal.

Sincerely,
Nancy Schimmel

Sent from my iPad

Amy Johnson

From: miller lite <ofislanena@hotmail.com>
Sent: Monday, December 10, 2018 9:50 AM
To: citycouncil
Subject: Fwd: New or relocated salem costco

Sent from my T-Mobile 4G LTE device

----- Original message-----

From: miller lite
Date: Mon, Dec 10, 2018 9:03 AM
To: abennett@cityofsalem.net;
Cc: miller lite;
Subject: New or relocated salem costco

To whom concern: i'm emailing this to chuck B to support for a new costco at salem i do not understand why can be possible since salem is growing we need a bigger places not only homes Please! Take a minute to read like when you were looking for my vote. We need better service at salem oregon. Sincerely Ofelia Amado.

Sent from my T-Mobile 4G LTE device

Amy Johnson

From: Paul Alley <PaulCAley@outlook.com>
Sent: Friday, December 07, 2018 4:01 PM
To: citycouncil
Subject: Costco Relocation

I would like to voice my support for the Costco relocation to Kuebler Blvd and 27th Ave. Their current location on Hawthorn lacks adequate access (only from the Hawthorn – West side) while the Kuebler & 27th Ave site allows access from three sides and egress from two sides.

The nature of Costco discourages small purchases so I doubt the increased ease of access will materially increase the number of cars visiting Costco compared with the current location, but it will greatly reduce the congestion of cars trying to get in and out.

Thank you,

Paul Alley
2075 Popcorn Ct NW
Salem, OR 97304

Amy Johnson

From: Pete and Linda byeman <byeman515@comcast.net>
Sent: Monday, December 10, 2018 1:31 PM
To: Aaron Panko; Chuck Bennett; citycouncil
Subject: Costco's proposed location

Hello,

Thank you for your recent letter alerting us to Costco's proposed location on Kuebler Blvd. As much as my family loves Costco and shops there frequently, we are opposed to Costco relocating to this property site for the following reasons:

South Salem's new housing and business developments have already significantly increased the amount of traffic on Kuebler Blvd., S. Commercial, Liberty, and 12th and 13th Streets.

Moving Costco to Kuebler will add even more to the already increased traffic flow with the addition of vehicles traveling from West Salem and Keizer. Not everyone would be using the I-5 exit to Kuebler Blvd. to enter Costco's parking lot and gas station from the east.

Currently Mission St. has two left turn lanes onto Hawthorne St. to access Costco's entrance/exit and 3 east and 3 west bound lanes to handle the current traffic. That area of Mission St. is already designed to handle far more traffic than Kuebler Blvd. Will Kuebler now need to be redone to accommodate an increased flow of traffic, as well as additional left turn lanes?

What about the empty K-Mart property or all that vacant property on the north side of Mission St. where the car lots were located? Those properties have been empty for years. Either could be a great place for Costco to move to, and would allow adequate room for multiple entrances/exits. No doubt those locations have already been explored, but it seems SENCELESS to create a huge new traffic situation when there are already empty properties in a commercial zone.

Thank you for your consideration,
Peter and Linda Byeman

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 12:10 PM
To: Amy Johnson
Subject: FW: Costco relocation

-Aaron | [503-540-2356](tel:503-540-2356)

From: Patrick L. Clements [mailto:PLC@cepnet.com]
Sent: Friday, December 07, 2018 11:45 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco relocation

Good Morning,

I am writing today to voice my support for the planned relocation of the Costco store to Kuebler Blvd. The site they have chosen has been properly zoned for commercial use for a significant period. The use proposed is consistent with that zoning. While I understand that neighbors have concerns, I believe those concerns will exist with any development which is consistent with the zoning. So, the question becomes, if not now when? If not Costco, what commercial use?

Based on the plans as presented the primary ingress and egress points will be away for the residential neighbors effectively mitigating traffic concerns to a great measure. In addition, the residential neighbors will have traffic lights at the critical points of departure for their uses. This will allow control of traffic flow and safe merging with Kuebler.

Lastly, I find it counter intuitive for the city to zone this property commercial and then bow to emotional arguments about traffic. Do we really want to accept an argument that Kuebler has little impact now? Do we really believe that adding one large store in an area which has traffic controls in place, freeway access close and multiple boulevard lanes is the wrong place for that usage? Clearly, the plan from the beginning of the development of that parcel was for significant commercial use.

This is a forward step for the economy of Salem and the surrounding area. I am excited to see what added development will be spurred by staying the course with this project.

PLC

Rev. Patrick L. Clements

Amy Johnson

From: Cowles, Phillip <PCowles@addus.com>
Sent: Sunday, December 09, 2018 3:40 PM
To: citycouncil
Subject: Costco relocation comments

Dear City Council:

I'm writing today regarding the relocation of Costco to Kuebler Blvd. I'm for the relocation.

While I understand there's dismay by many Salem residents regarding the relocation of Costco, most of the online comments I've seen in opposition are concerns over convenience with two parties:

1. Those who may not wish to commute and extra minute on the freeway South
2. Those that live currently in the proposed neighborhood who may not want the congestion

I live off Battlecreek Road South of the proposed site and I'm willing to accept the inconvenience of delays in getting home due to congestion. It's the last thing I want. ***However, I'm willing to be inconvenienced as the current Costco site is horrific in design.*** The traffic flow is a nightmare with fuel customers, mixing with the flow of shopping customers on a one-way in, combined with the exit of one-way out intermixing with exiting pedestrians and fuel customers. The current site seems limited in size and if you've shopped there, you may recognize the amount of traffic inside and out that calls for a larger footprint. In my opinion, It's a major design flaw. Perhaps the review of accident history of this location may provide some validation.

Hopefully, if it does relocate, the new design will be much safer, faster, provide more convenience in the end.

Thank you very much,

Phil Cowles
Regional Vice President of Business Development
[Addus Homecare](#)
503.545.7308
pcowles@addus.com



NOTICE: This email may contain PRIVILEGED and CONFIDENTIAL information and is intended only for the use of the specific individual(s) to which it is addressed. If you are not the intended recipient of this email, you are hereby notified that any unauthorized use, dissemination or copying of this email or the information contained in it or attached to it is strictly prohibited. You may be subject to penalties under law for any improper use or further disclosure of any Protected Health Information in this email. If you have received this email in error, please delete it and immediately notify the sender of this email by reply mail. Thank you.

Amy Johnson

From: Pat Doughton <doughtonkp@aol.com>
Sent: Saturday, December 08, 2018 7:33 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco relocation plan

Hello...We are NOT in favor of the new Costco location at Kuebler Blvd and 27 th Ave. We are VERY concerned about the overcrowding TRAFFIC issues on Kuebler, 1-5 and for the residents and existing businesses of the neighborhood!

The location is NOT handy for the other locations in the Salem area!

Please find another location, if expansion is necessary..

Thank you...

Pat & Ken Doughton
Salem, Oregon

Amy Johnson

From: Pamela HAMES <pamgeo70@hotmail.com>
Sent: Friday, December 07, 2018 11:07 AM
To: citycouncil
Subject: Fw: New Costco location

Dear City Council Members,

I wanted to put my name down in favor of the new Costco location on Kuebler Blvd. I live in a Senior Estates Mobile Home site and most of the older people here find the current location really difficult to find parking and then a long walk to even get into the store. I feel that the new location would be set up a lot easier for elders to access. And it looks to be a lot easier to navigate to get to and exit from the location in your vehicle.

Thank you for your time in letting me send you my view of the situation.

Pamela Hames



Virus-free. www.avast.com

Amy Johnson

From: Sandy Johnson <paulsandy26@gmail.com>
Sent: Saturday, December 08, 2018 1:58 PM
To: cbennett@cityofsaalem.net; citycouncil; Aaron Panko
Subject: Support for new So Salem Costco Location

Hello all,

We want to make you aware that we fully support the proposed relocation of the new Costco on the southwest corner of Kubler Ave. and 27th Ave.

As stated in a recent Statesman Journal article, just some of the positive points of bringing the Costco store to this location are:

- Morning rush traffic **would not** be affected because of the 10 AM opening time.
- It's close proximity to the Kubler/I-5 interchange.
- Improvements will be made to nearby streets and intersections to support the proposed site.
- A nicely landscaped design that is aesthetically pleasing to the South Salem area as opposed to "just another" strip mall.
- It will keep stable, well paid jobs in the Salem area as opposed to a possible Keizer site.
- It will keep tax revenues in the City of Salem.

We feel strongly that over the last 15+ years the City of Salem has worked very hard at improving South Salem's liveability. The relocation of a new Costco to the South Salem area is a further step in those improvements.

With our best regards,

Paul and Sandy Johnson
5868 Poppy Hills St SE
Salem

Amy Johnson

From: Pat Mallette <grandma367@gmail.com>
Sent: Sunday, December 09, 2018 11:44 AM
To: Aaron Panko; Chuck Bennett; citycouncil
Subject: Support for Costco relocation

I live at the corner of Kuebler and Liberty so probably won't be directly affected by the Costco relocation, but I use Kuebler constantly. I totally support their relocation to the proposed site. Yes, I will have to fight the traffic, but it's a small price to pay.

Patrice Mallette
140 Kimeron Street SE

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 7:02 AM
To: Amy Johnson
Subject: FW: COSTCO

-Aaron | [503-540-2356](tel:503-540-2356)

From: rmrsratso@aol.com [mailto:rmrsratso@aol.com]
Sent: Thursday, December 06, 2018 7:06 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: COSTCO

To whom it may concern,

Please do not give Costco any problems about building a larger store. More taxes for the city of Salem
I like Costco better than Walmart or Target.

Phyllis Roderick

Amy Johnson

From: noreply@cityofsalem.net on behalf of Shands.patricia@gmail.com
Sent: Friday, December 07, 2018 10:36 AM
To: citycouncil
Subject: Contact City Council
Attachments: ATT00001.bin

Your Name	Patricia Shands
Your Email	Shands.patricia@gmail.com
Your Phone	928-830-6817
Street	611 Ewald Ave S
City	Salem
State	OR
Zip	97302
Message	I would like to express my support for the new Costco in south Salem. I am a regular shopper at Costco and the current Costco is a nightmare to enter, park, and exit. Thank you

This email was generated by the dynamic web forms contact us form on 12/7/2018.

Amy Johnson

From: Patricia Snowfox <snowypatfox@gmail.com>
Sent: Sunday, December 09, 2018 11:39 AM
To: CityRecorder; citycouncil
Cc: Chuck Bennett
Subject: Costco Case No. SPR-DAP18-15

Costco recently sent me an email concerning its proposed relocation to the southwest corner of Kuebler Boulevard and 27th Avenue in Salem.

While Costco feels that this is an excellent location for them, I certainly do not agree. My concerns are:

- A) Abandonment of a large building in the Mission St. corridor which is already the site of large scale abandonment by commercial sites;
- B) Increased traffic on Kuebler Boulevard, which, although already enlarged still cannot handle the amount of traffic it carries (I invite you to sit at the lights along Kuebler or the crossing arterial at morning and evening rush hours);
- C) Increased traffic to two lane roads such as Battlecreek, 27th Avenue, etc. in the area which were not designed for heavy traffic;
- D) Increased traffic in a residential area which will greatly impact the residents of that area;
- E) The current location of Costco is also at the freeway **and a major highway**. I do not see how placing it at the Freeway **and a boulevard** will improve the situation for the City. If Costco wishes to expand, I would suggest they break off their auto business and perhaps their gas station and expand their retail space in the current location. This would not require abandonment of a large commercial space and would not require a huge expansion. It may also relieve some of the congestion about which they complained.

Salem has had “big box” buildings abandoned previously and new tenants have not been able to be found in a reasonable period of time, so the buildings stood empty for long periods of time. Consider a relatively small building that was abandoned by Safeway on Commercial and stood empty for years until Wilco remodeled it and moved in. Then there was the abandoned First Interstate Bank building, recently demolished and currently a lovely hole in downtown. Recently the Nordstrom store left yet another commercial space empty and the Salem Center is struggling. I do not believe allowing Costco to move to this location will serve Salem. It may serve Costco, but not the City. As the council is elected to represent the best interests of residents of the City, I hope you will consider residents’ needs before commercial wants.

When I shop in Salem, I routinely travel roads in the area proposed for the Costco expansion. I know my fellow residents and I will be affected by the heavier traffic from the expansion. I KNOW this because increased residential building in the area has already increased the traffic on these roads. People traveling to Costco from Salem will not generally use the freeway or Kuebler to access Costco, but will also travel these two lane roads impacting all the residents along the secondary roads, making it harder to exit feeder roads and driveways safely. Business demands should not supersede the best interests of those who elected you to represent them.

Sincerely,

Patricia A. Snowfox
4082 Delaney Rd SE., Salem, Oregon

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:25 PM
To: Amy Johnson
Subject: FW: Costco site

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Thursday, December 06, 2018 10:46 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco site

Sent from my iPhone

Begin forwarded message:

From: Peggy Welty <prathome@pacifier.com>
Date: December 6, 2018 at 8:42:31 PM PST
To: <cbennett@cityofsalem.net>
Subject: Costco site

Dear Mayor,

I received a letter today asking for support of Salem Costco members regarding Costco's plan to relocate to Kuebler and 27th.

However, I do NOT SUPPORT this move. I live in West Salem and my trip to Costco already takes me 20 minutes at the minimum. The move could increase that trip by 10 to 15 minutes!!!

Costco has had ample opportunities to relocate to vacant properties on Mission Street nearby if they needed more space, but has failed to do so.

In addition to the above objections, the few times I have been to that intersection of Kuebler and 27th I have seen that it is already too busy. The infrastructure is already insufficient to accommodate such a large business.

Please do not vote to approve the relocation of Costco to Kuebler and 27th.

Thank you for your consideration in this matter which, if passed, will put Costco even farther away from the West Salem community.

Peggy Welty

Sent from my iPhone

Amy Johnson

From: Patrick Wieneke <patrickwnk005@gmail.com>
Sent: Saturday, December 08, 2018 11:11 AM
To: citycouncil
Subject: new Costco

I support the new Costco location. As every one knows the present Costco location is a nightmare getting into and out of; not to mention getting over to the gas station. Also there are problems finding a parking spot at times. I urge the council to finalize the approval process. I do not dismiss the neighbors that object to the new location but the benefits outweigh this.

Pat Wieneke
4235 Elser Dr SE
Salem, OR 97302

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 8:47 AM
To: Amy Johnson
Subject: FW: Support Costco Application

-Aaron | 503-540-2356

-----Original Message-----

From: Ronald Anglin [mailto:anglinr@me.com]
Sent: Friday, December 07, 2018 8:45 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Support Costco Application

I wish to voice my support for the proposed Costco relocation to Kuebler Blvd in S Salem. This location has already gone through the City Zoning process and now a major anchor tenant has stepped forward and expressed their willingness to make this a thriving location. Access to both Kuebler Blvd and the freeway make this an ideal site. I'm hopeful that a way can be found to secure final approval of this application.

Sincerely,

Ron Anglin
PO Box 4503, Salem 97302
(2238 Joseph Street S)

Amy Johnson

From: Ronald Anglin <anglinr@me.com>
Sent: Friday, December 07, 2018 8:36 AM
To: citycouncil
Subject: Please Approve Costco Site Application

Dear Council Members,

First off thank you for your work in representing your constituents and serving to help move Salem forward. You are to be commended for your willingness to serve in this manner.

I would also like to voice my support for final approval of the Costco site application before you. I recognize and appreciate the concerns voiced by local residents. However, the location has already gone through the city zoning process and Costco will serve as a great anchor tenant for this site. Please find a way to move forward with approving this application.

Respectfully,

Ron Anglin
PO Box 4503, Salem 97302
(2238 Joseph Street S)

Amy Johnson

From: Rand Baker <randnjudy@gmail.com>
Sent: Saturday, December 08, 2018 9:32 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: New Costco location

I'm a member of Costco and live in south Salem. I highly support the new location on the southwest corner of Kuebler and 27th Avenue. Of course, it will be much more conveniently located with freeway access and parking entrances especially compared to its current location with its awkward entrance and exits. South Salem needs to attract more businesses like this. The nearby residents of the proposed location should have been aware of the commercial zoning of this property before purchasing their homes.

Rand Baker

Silverwind Music Studio

Music Lessons: piano and cello
Dr. Rand Baker, owner and instructor
www.SilverwindMusicStudio.com
Rand@SilverwindMusicStudio.com
503-339-7742

Amy Johnson

From: Renee <renee@lotsofjoy.com>
Sent: Monday, December 10, 2018 12:18 PM
To: Chuck Bennett; citycouncil
Subject: Costco in S. Salem

Hello,

I just wanted to express my support of Costco's move to S. Salem. I've looked at the plans, and I think that while it will increase traffic in the area, it's a much better plan than the traffic patterns that exist at the current location. I personally think that Salem deserves a more updated, well planned Costco that we are not going to ever get where it is now, and I'm going to enjoy having such easy access to it.

my only concern is what will be done if traffic outweighs current projections. I do hope that there is a plan in place to address and fix any issues that arise along the way.

Thanks for everything you do,

-Renee Barratt
S. Gateway Neighborhood

Amy Johnson

From: Richard Beck <richarddbeck97302@gmail.com>
Sent: Monday, December 10, 2018 8:44 AM
To: citycouncil
Subject: Proposed Costco Site

Dear Council Members of the City Council

We are in favor of the new Costco Site in Salem and would welcome Costco at this new location. The new location is close to I-5 and will allow us to access the new location quickly. The zoning is designated for this type of commercial application and therefore the development should be approved. If Costco can't expand in Salem they will move to a different city which would be a lost for Salem.

Thank you for your listening to our concerns

Sincerely

Richard and Sibylle Beck
4485 River Road S
Salem, OR 97302

Amy Johnson

From: RODNEY <r_mbowman@msn.com>
Sent: Friday, December 07, 2018 11:10 AM
To: Chuck Bennett
Cc: citycouncil; Aaron Panko; Pkahn@costco.com
Subject: Costco

The current Costco location is a busy area and not easy to navigate. I understand the new site for Costco has home owners upset. This is not a 24 hour store. Perhaps they should have considered zoning parameters before purchasing a home near an undeveloped area. Along with many local businesses who rely on Costco, we are Salem home owners/Costco members who would welcome a new and easier area to traverse when shopping at our Salem Costco.

Rodney and Marjorie Bowman

Amy Johnson

From: Joanna Buckley <jbtemp2015@gmail.com>
Sent: Sunday, December 09, 2018 4:22 PM
To: CityRecorder
Subject: costco

I would like to vote NO to
costco's relocation to 27th and
battle

creek rd.

thank you,
robert and jo anna buckley
fir tree dr se
salem, or 97317

Amy Johnson

From: RoynJo Bunch <roynjo@msn.com>
Sent: Friday, December 07, 2018 12:03 PM
To: Aaron Panko; Chuck Bennett; citycouncil
Subject: YES to Costco New Location

We drive on Kuebler past the proposed Costco site multiple times each day and are very much in favor of the move.

We are not afraid of potential traffic or any other detrimental impact.

This will be good for Salem! We hope very much that the new location will be approved by City Council and any other relevant agency.

Roy and Jo Bunch
5087 Jones Rd SE
Salem, OR 97306

Amy Johnson

From: Robert Cooper <robcoo66@gmail.com>
Sent: Sunday, December 09, 2018 1:46 PM
To: citycouncil
Subject: Fwd: New Costco Location

----- Forwarded message -----

From: Robert Cooper <robcoo66@gmail.com>
Date: Sun, Dec 9, 2018, 1:43 PM
Subject: New Costco Location
To: <cbennett@cityofsalem.net>

Dear Mr Bennett, as a resident of the City of Salem, I'm all for the current Costco store moving to a location that is bigger and more easily accessible. I have never liked the current location as it is too hard to get into and out of and because of this I rarely shop this location. After having lived in Seattle for several years and shopping at the Costco stores in Seattle, the Salem store was quite a disappointment. I don't understand why so many people in the Salem area are opposed to any change when it is for the better of the community. Same goes for adding another bridge to the Salem area, which is greatly needed. I hope my voice in the matter of relocating the Costco store in Salem helps in the matter.

Sincerely,

Robert A. Cooper

Amy Johnson

From: Roxanne Earl <roxyearl@gmail.com>
Sent: Friday, December 07, 2018 1:33 PM
To: pkahn@costco.com
Cc: Chuck Bennett; citycouncil; Aaron Panko
Subject: new site for Costco

Hi Peter,

I hope you welcome opinions on Costco's plans to move. We live in West Salem. We make an easy loop from Costco to Winco for our regular shopping. Mission Street has lost a lot of businesses, especially auto dealerships. I agree that your current location is very busy and getting more crowded but wonder if Costco would consider opening a 2nd location of choice, but staying put in the current location.. Salem is growing due to an overflow of migration to Portland and surrounding areas. The Costco's North of us are all too crowded. My daughter and her husband are Costco members, they live in Milwaukie, Oregon. The Costco's near them have become so crowded, parking so hard to deal with, that they've basically quit going. My experience in going to all of Costco's, Tigard/Portland/Hillsborough, Clackamas, and Wilsonville stores is that they're all very crowded. I steer clear of Costco here too, when I know a holiday, etc. is going to make going there more of a hassle than it's worth. That includes the gas station. I personally don't like going to South Salem due to the heavy traffic, going as infrequently as possible. If I wanted to deal with congested traffic I would have moved to Portland, yet that is how the growth of Salem is affecting us. I believe our area could handle 2 Costco's, especially when planning for the future, but of course you would know the details better than I. I personally don't want to get on i-5 going South and deal with an even bigger, busier mega store. You have my humble opinion and I'm sure I'm not the only one that likes an easier, more personal shopping experience.

Thank you for your time,

Sincerely,

Roxanne Pryhorocki and Aaron Earl
503-925-5699

Amy Johnson

From: Roy Esquivel <roy.l.esquivel@gmail.com>
Sent: Friday, December 07, 2018 6:45 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: In support of the new Costco

Dear Mayor, council members and Community Development Department,

I recently received a letter in the mail from the Costco Company asking for my support of the new Costco location in Salem at the corner fo Kuebler and 27th. I would like to take this opportunity to share some of my thoughts on the matter and why I am in support of this project.

First I would like to start saying I understand the concerns of those that oppose this project. The new Costco will be right across the street from some residential homes that, as a real estate agent, I am sure they would prefer a large commercial building not to be there. Other then aesthetics, I am sure there are concerns with traffic and safety. As for aesthetics, unfortunately, this should of been considered when buying a home next to a large lot zoned for commercial use. There should be no reason why a commercial business should not be allowed to build on a commercial lot. While this will increase traffic on Boone RD, it is clear from the layout that the vast majority of the traffic will be from Kuebler and 27th. This should keep the flow of traffic well with in safety parameters.

As to being in favor of the new location, I feel it will answer the concerns of people who already use the services of Costco and could encourage more to take advantage of its benefits. It also answers the needs of a growing Salem as a whole. I have a rather large family so the use of a company like Costco greatly benefits my family as well as many other families. The problem is that for years the Costco we currently have has been undersized for the community it serves. Traffic at the store has always been slow. The over crowding of the parking lot and poor flow design of the traffic leaves it congested and unsafe for all those who use it now. Currently it is all but required to drive in front of the doors that the flow of foot traffic enters and exits. Often there are cars parked in the flow of traffic for loading. The new design would address these concerns and many more for the thousands of Salem residence that currently use there services.

With progress always comes contention. Inevitably there will always be some who will be negatively impacted by progress. There are also those who oppose change because it takes them out of there comfort zone. While we should consider all people, we must see that the needs of the many out weigh the desires of the few. If the safety perimeters are met, the project should be allowed to happen.

--

Roy Esquivel
Licensed Real Estate Broker
Home Smart Realty Group
503-562-9541

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 7:47 AM
To: Amy Johnson
Subject: FW: Costco

-Aaron | [503-540-2356](tel:503-540-2356)

From: Rudy Goerke [mailto:rudybg@gmail.com]
Sent: Monday, December 10, 2018 5:58 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco

I support the relocation of Costco at Kuebler Boulevard. It will ease congestion and make access far easier than at the current location.

Rudy Goerke

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:08 PM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Saturday, December 08, 2018 8:22 PM
To: Dan Atchison <DArchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPad

Begin forwarded message:

From: Ruth Hewett <hewrar@comcast.net>
Date: December 8, 2018 at 12:10:38 PM PST
To: cbennett@cityofsalem.net
Subject: Costco

Mayor Bennett and Council members:

I am writing in support of the Costco development.

Families who purchased property in and around the open land knew it was slated for commercial development. Before the recession Pac West planned on a big development. Gas stations and fast food services.

Costco keeps their grounds neat. Their clientele is not a noisy one. Trash is not thrown around and closing hours match neighborhood hours. South Salem is growing. Costco offers a service to this fast growing side of town and I support their application.

Sincerely

Ruth Hewett

6625 Continental Circle S.E. 97306

503 363 2609

Amy Johnson

From: Aaron Panko
Sent: Saturday, December 08, 2018 8:06 AM
To: Amy Johnson
Subject: FW: Costco on Keubler

-Aaron | [503-540-2356](tel:503-540-2356)

From: Rick Howell [mailto:rhhowell@earthlink.net]
Sent: Friday, December 07, 2018 5:17 PM
To: Chuck Bennett <CBennett@cityofsalem.net>
Cc: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco on Keubler

12/8/2018

Mayor Chuck Bennett
City Council Members

Re: Costco Development

Dear Mayor Bennett and City Council Members:

I'm writing in support of the proposed Costco development off Keubler.

I've been following the progress of the development through the paper, my representative to the Neighborhood Association, government sites and our Nextdoor neighborhood communications internet site. Some members of the Nextdoor social site have asked people of our associated neighborhoods to sign or carry petitions opposing the development. Interestingly, their posts have brought out a lot of responses in support of the development. There is support for the development in South Salem. There are also concerns, mostly around heavy traffic, traffic patterns and intrusions from Costco lighting to their neighborhoods and noise.

I expect Costco will address these issues with you.

My reading and look at their plans show the new Costco development is much safer than their current location with more entry/exit points. Their current location has one main and dangerous entry point. Drivers have to be very careful accessing the narrow lane off Mission going west onto Hawthorne that they don't fender bender cars coming off the freeway. Cars turning onto Costco from Mission going west have to be careful that congestion doesn't have them stuck in the middle of the interchange even on a green light. I expect you've all been there and understand the problem.

The new development has much better access points and existing traffic lights on Battle Creek Road and also 27th Avenue. It has much better entrance and exit to and from the gas station that reduces congestion. The traffic circle and access through 27th Avenue improves the traffic flow in and out of the development.

The whole development organization is much, much safer and less trying on driver's patience. Granted traffic will be heavier, but the traffic patterns set up by Costco should alleviate concerns about traffic patterns.

I understand how the home owners on Boone Road would be concerned about light pollution. I'm not sure what can be done to help these folks. Costco has most of the lighting on the Kuebler side of the store which should help. The lighting that does come through increases the safety in their neighborhood. Well lit neighborhoods seem to have less criminal activity. We have street lighting on or street, and we have to pay for that lighting.

Noise is another issue that concerns folks and Costco has improvements to alleviate that, including planting several White Oaks around much of its boundary. Also, most of the traffic will be away from Boone Road and on Battle Creek Road and 27th Avenue. Further, Costco closes at 8 p.m. so traffic noise will be minimal after that.

I expect other issues will arise, and, probably not all will have solutions that will make everyone happy. But, a Costco in this fast growing South Salem area is much safer than its current location and Costco has made great efforts to address neighborhood concerns, and is creating a nicely landscaped and designed development.

I support the Costco Development in South Salem. I won't be attending the meeting Monday, Dec. 10. You'll be busy enough. But, I did want to give you my input.

Thank you for your time,

Rick Howell
5820 Trilogy Street SE
Salem, OR 97306
rhhowell@earthlink.net

Amy Johnson

From: Aaron Panko
Sent: Thursday, December 06, 2018 4:52 PM
To: Amy Johnson
Subject: FW: New Costco

-Aaron | [503-540-2356](tel:503-540-2356)

From: Robert Kahn [mailto:kahn3988@yahoo.com]
Sent: Thursday, December 06, 2018 4:23 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: New Costco

Just wanted to voice my Approval for the Costco Store in South Salem off Kuebler, as a registered voter, Myself and my wife are elated, as are my three sons and two daughters, we love this place, a great addition to the area. Sincerely, Robert Kahn

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:27 PM
To: Amy Johnson
Subject: FW: proposed Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Thursday, December 06, 2018 4:50 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: proposed Costco

Sent from my iPad

Begin forwarded message:

From: Robert Kahn <kahn3988@yahoo.com>
Date: December 6, 2018 at 4:09:25 PM PST
To: "cbennett@cityofsalem.net" <cbennett@cityofsalem.net>
Subject: proposed Costco

Hello, just a note from a regerstered voter, and resident of South Salem giving my full support for a New Costco in our area, wonderful to have it so close to us..Thank you for your support in advance. Robert L. Kahn.....

Amy Johnson

From: Robert Kahn <kahn3988@yahoo.com>
Sent: Thursday, December 06, 2018 4:17 PM
To: citycouncil
Subject: Council Members

Just wanted to post my support as a regestered voter in South Salem for my full support of the proposed new Costco Store. Yea, great addition for the whole community. Robert Kahn

Amy Johnson

From: ROBERT MITCHELL <bmitch8331b@outlook.com>
Sent: Friday, December 07, 2018 3:15 PM
To: Chuck Bennett
Cc: citycouncil; Aaron Panko
Subject: Costco new location

Dear Mayor Bennett and City Council members

Has a long time costco member and a south salem resident. I am in support of welcoming Costco to it's new location. It will bring about a much improved way of accessing and leaving costco's parking lot area without disrupting the traffic flow like it currently does on mission.

Thanks for your consideration.

Bob

Mitchell's Mobile Lube
503-588-5555

Amy Johnson

From: Deborah Mosman <dmosman@willamette.edu>
Sent: Friday, December 07, 2018 9:59 PM
To: citycouncil
Subject: Proposed new location for Costco

Dear Salem City Council Members:

This email is being sent in strong support of the proposed (and approved at the October 13 meeting) relocation of Costco to Kuebler & 27th Avenue in South Salem. Costco is a very important part of Salem's economy, and we are asking that you vote in favor of the site. In cases like this, you often only hear from those who oppose development projects, not those who are in favor. Voting to approve the new Costco location would show Salem citizens that the City Council sees the value of the businesses which help support our local economy.

Again, we ask that you support the Costco location at Kuebler & 27th Avenue.

Cordially,

Roderick & Deborah Mosman



Virus-free. www.avast.com

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 2:14 PM
To: Amy Johnson
Subject: FW: Costco New Location

-Aaron | [503-540-2356](tel:503-540-2356)

From: Rolf Olson [mailto:rolfolson@outlook.com]
Sent: Monday, December 10, 2018 2:08 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco New Location

Hello City Council ---

I support the new Costco building location on Kuebler Rd.

Rolf Olson
3453 Augusta National Dr S
Salem, OR 97302

Amy Johnson

From: Roxie <mama2dylan@comcast.net>
Sent: Friday, December 07, 2018 12:10 PM
To: Chuck Bennett
Cc: citycouncil; Aaron Panko
Subject: New Costco Site

Hello,

I am unable to attend the City Council meeting on Monday, December 10th. This e-mail serves as my support for a new Costco at the proposed location.

Thank you,

Roxie Peronne

450 Upper Lavista CT NW

Salem, OR 97304

Amy Johnson

From: KEVIN PORTER <lightbrers@aol.com>
Sent: Sunday, December 09, 2018 9:12 AM
To: citycouncil
Subject: New Costco

I am a Costco Salem member. I am all in favor of the new Costco on Kuebler. It is much much needed!
Thank you! Rosemarie Porter

Sent from my iPhone

Amy Johnson

From: Dan Atchison
Sent: Thursday, December 06, 2018 7:37 AM
To: Amy Johnson
Subject: Fwd: Costco Move

Begin forwarded message:

From: Chuck Bennett <CBennett@cityofsalem.net>
Date: December 6, 2018 at 5:26:02 AM PST
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco Move

Sent from my iPad

Begin forwarded message:

From: "Russ / Donna" <RD-Rices@q.com>
Date: December 5, 2018 at 10:49:33 PM PST
To: <cbennett@cityofsalem.net>
Subject: Costco Move

Mayor Chuck Bennett,

I would like to voice my support for Costco moving to South Salem. The way I see it, most of the people off of Kuebler especially west of the new Costco location currently drive all the way down Kuebler to the freeway to get to Costco. With the store relocated those trips from west of Commercial will stop at Battle Creek. The people coming from other areas on I-5 will stop for the most part at 25th Ave. The bad part of Kuebler near Commercial shouldn't see any change.

Thank You Russ & Donna Rice

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 7:48 AM
To: Amy Johnson
Subject: FW: Costco relocation

-Aaron | [503-540-2356](tel:503-540-2356)

From: J R RITTS [mailto:RRITTS45556@msn.com]
Sent: Monday, December 10, 2018 7:37 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco relocation

Make my vote YES for the move to Boone Road. Our neighborhood needs a business such as Costco. It will be very convenient for me as I visit them often. Please allow them to relocate to this new address.

Sincerely,

Rosanna and Jim Ritts
4415 Battlecreek Rd SE

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:24 PM
To: Amy Johnson
Subject: FW: Costco Relocation.

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Thursday, December 06, 2018 10:48 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco Relocation.

Sent from my iPhone

Begin forwarded message:

From: Bob Siegel <rjsdad53@gmail.com>
Date: December 6, 2018 at 7:42:09 PM PST
To: cbennett@cityofsalem.net
Subject: Costco Relocation.

It is a good business decision and will benefit the City of Salem with the choice to relocate Costco in the proposed location.. It will greatly reduce the congestion on Mission Street and better serve the majority of Costco members in Salem and the surrounding area. (Better access in & out, reduced road rage, more efficient parking, opportunities for more retail outlets on the property, jobs and increases in tax revenue). The current facility could be marketed as a distribution facility which would also bring more jobs and taxes with less congestion. A win win for both Costco and the City of Salem.

Thank you
Robert Siegel
Email: rjsdad53@gmail.com

Amy Johnson

From: Rob Toornstra <artoornstra@comcast.net>
Sent: Sunday, December 09, 2018 5:51 PM
To: Chuck Bennett; citycouncil
Cc: Aaron Panko
Subject: Support for Costco

Dear Mr. Mayor & City Councilors,

I live in South Salem, in the Faye Wright neighborhood, and I'm writing to you today to express my support for the proposed relocation of the Costco store to the Kuebler & Battle Creek Road property. I believe that this relocation and lot development will actually enhance the present site, and can lead to development that will benefit south Salem. I realize that there are concerns over the traffic pattern, but from what I can see, the proposed plan will be a significant improvement over what is presently in use by the Costco location on Mission street. I urge you to support this proposal as it moves forward.

Sincerely,

Rob Toornstra

Amy Johnson

From: Rachael Welch <mynamesrae@gmail.com>
Sent: Friday, December 07, 2018 3:45 PM
To: Chuck Bennett; citycouncil
Subject: Costco

Hello!

My name is Rachael Welch and I've lived in Keizer/Salem for the majority of my life. I'm writing in regards to the proposed new location for Costco. I want to let you know that I would love for Costco to be in the new location on Boone. It would make my life easier.

Thank you!

Rachael Welch

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 7:43 AM
To: Amy Johnson
Subject: FW: COSTCO Move

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Thursday, December 06, 2018 9:45 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: COSTCO Move

Sent from my iPad

Begin forwarded message:

From: Robert Zafran <vp4everz@gmail.com>
Date: December 6, 2018 at 9:25:31 AM PST
To: cbennett@cityofsalem.net
Subject: RE: COSTCO Move

My husband and I are in favor of COSTCO moving to Kubler location.

Marian and Bob Zafran

Amy Johnson

From: Rural Battle Creek Road Assoc. <info@ruralbattlecreek.org>
Sent: Sunday, December 09, 2018 3:02 PM
To: CityRecorder
Cc: Chuck Bennett; citycouncil
Subject: Neighborhood association input, Battle Creek Rd. - letter regarding Costco proposal, Case SPR-DAP18-15
Attachments: Letter to City of Salem re Costco-2018-1209-Signed.pdf

To City of Salem –

- City Recorder
- Mayor
- City Councilors

Our neighborhood is located along Battle Creek Road, south of the proposed Costco site, and will be significantly impacted if the development proceeds.

Please read our attached letter dated December 9, 2018 and consider our concerns regarding this proposal.

Thank you for your time.

Regards,

Board of Directors

Rural Battle Creek Road Association, Inc.

John P. Gallagher

Judith Van Osdol

Caroline Childers

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 7:36 AM
To: Amy Johnson
Subject: FW: Costco

-Aaron | [503-540-2356](tel:503-540-2356)

From: Stephanie Booren [mailto:stephaniebooren@gmail.com]
Sent: Sunday, December 09, 2018 10:47 PM
To: Chuck Bennett <CBennett@cityofsalem.net>
Cc: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco

Mayor Bennett,

I received a letter from Costco with an approved proposal for a new (additional) Costco location near Kuebler Blvd. The current Costco location is constantly saturated with people and vehicles which can be an issue with city roads from time to time. I believe the building of this new Costco would better serve its members in the S and SE Salem neighborhood and prevent overcrowding at the current location. Please consider my support for this additional Costco location.

Thank you,

Stephanie Booren
Salem Resident and Costco Wholesale member

*I was not paid or bribed but simply asked to express my opinion.

Amy Johnson

From: Steve Brodehl <brodehl125@gmail.com>
Sent: Thursday, December 06, 2018 6:36 PM
To: citycouncil
Subject: Fwd: New Costco location

Dear City Counsel Members,

Due to other obligations, I will not be able to attend the land use hearing in regards to a current plan submitted by Costco.

I would ask that City Council approve the planned location without any amendments. It serves both the local community and neighborhoods without much impact as well as meets the needs for those of us who will visit via I-5.

Thank you for your consideration in this matter,

Steve Brodehl
503-341-1621
brodehl125@gmail.com

Amy Johnson

From: Susan Carney <susanicarney@comcast.net>
Sent: Sunday, December 09, 2018 2:06 PM
To: Chuck Bennett; citycouncil
Subject: new Costco

Dear Mayor Bennett and City of Council Members,

I am writing in support of the site for the new Costco on Kuebler Boulevard in South Salem. I live in South Salem, believe the proposed plan would provide good access to the store, and would be a good addition to this area. Please vote in favor of it.

Susan Carney

Amy Johnson

From: Aaron Panko
Sent: Sunday, December 09, 2018 1:13 PM
To: Amy Johnson
Subject: FW: Costco expansion

-Aaron | 503-540-2356

-----Original Message-----

From: Stephen Darr [mailto:darrmail@comcast.net]
Sent: Saturday, December 08, 2018 9:13 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco expansion

We support the new expansion the city needs the new expansion The current location too small

Sent from my iPhone

Amy Johnson

From: Suzanne Day <smdaycpa@comcast.net>
Sent: Thursday, December 06, 2018 1:20 PM
To: Chuck Bennett; citycouncil
Subject: Costco

I support the proposed Costco location on Kuebler & 27th Avenue

Suzanne M. Day, CPA

3325 Azalea Drive S

Salem, OR 97302

smdaycpa@comcast.net

Amy Johnson

From: Stephen Fitch <fitchsfitch@aol.com>
Sent: Thursday, December 06, 2018 7:52 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: New Costco Proposed Location

We are writing in support of Costco's proposal for a new Salem location at the corner of Kuebler Blvd and 27th Ave. The current Costco location is a traffic flow nightmare, and parking is insufficient. I support the proposed new location, with the proviso that road ingress and egress are improved, and Costco's proposal for parking is adequate.

Sincerely,
Stephen & Gail Fitch
2466 Crestmont Circle, South
Salem, OR 97302

Amy Johnson

From: noreply@cityofsalem.net on behalf of Sdfarrell53@aol.com
Sent: Saturday, December 08, 2018 7:18 PM
To: citycouncil
Subject: Contact City Council
Attachments: ATT00001.bin

Your Name	Sally Flores
Your Email	Sdfarrell53@aol.com
Your Phone	503-763-2654
Street	3268 Oakcrest Dr NW
City	Salem
State	OR
Zip	97304
Message	We would prefer Costco consider a site near Keizer Station for relocation rather than off Kuebler Blvd. Traffic on Kuebler would be busy & inconvenient, that location would be too close to the Costco already in Albany. We have been long time Costco members and hope the location of the new store will be given further consideration.

This email was generated by the dynamic web forms contact us form on 12/8/2018.

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:25 PM
To: Amy Johnson
Subject: FW: Contact Mayor Chuck Bennett

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Thursday, December 06, 2018 7:21 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Contact Mayor Chuck Bennett

Sent from my iPad

Begin forwarded message:

From: <154sharla@gmail.com>
Date: December 6, 2018 at 5:33:00 PM PST
To: <cbennett@cityofsalem.net>
Subject: Contact Mayor Chuck Bennett

Your Name	Sharla Foreman
Your Email	154sharla@gmail.com
Your Phone	7147913512
Street	285 Southview Place S
City	SALEM
State	OR
Zip	97302
Message	I would like to see the new CostCo at the proposed site in South Salem at the southwest corner of Keubler Boulevard and 27th Avenue..Thank you for taking a moment to read my request..Sharla Foreman

This email was generated by the dynamic web forms contact us form on 12/6/2018.

Amy Johnson

From: Sinnamon Harris <sinnamonh@gmail.com>
Sent: Friday, December 07, 2018 5:15 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: In Support of Costco at new Salem location

Both my husband and myself are Costco members, and we live in SE Salem and frequent Kuebler Blvd and Battle Creek Rd everyday.

We have long thought that the crowded one-way in/out of the current Costco was a flawed plan.

We are excited about the prospect of being able to purchase gas in a traffic pattern that makes much more sense!

The proposed area has long been earmarked for a shopping mall and traffic signals are already in place. So why is it a surprise to anyone to have it built upon?

We fully support the relocating of Costco to the proposed location.

--

Sinnamon M. Harris
John R. Harris
5644 Walnwood Court S.E.
Salem, OR 97306
503-851-0924

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 7:01 AM
To: Amy Johnson
Subject: FW: Costco Wholesale

-Aaron | [503-540-2356](tel:503-540-2356)

From: Sharon [mailto:shajake@comcast.net]
Sent: Thursday, December 06, 2018 7:00 PM
To: Chuck Bennett <CBennett@cityofsalem.net>
Subject: Costco Wholesale

We live in SE Salem and shop Costco several times a week. We see the traffic on Mission, I5, Lancaster and Kuebler. We feel the move to Kuebler would be an advantage to shoppers and travelers alike. It would free up the off ramp on Santiam exit and allow Costco to have more space. The water that drains into their parking lot is a hazard to shoppers and workers alike.

Let them move please.

Sincerely ,

Sharon and Jim Jacobsen

2232 42nd Ave SE 326
Salem, Oregon 97317

Sent from [Mail](#) for Windows 10

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 7:31 AM
To: Amy Johnson
Subject: FW: Costco location

-Aaron | [503-540-2356](tel:503-540-2356)

From: SHERRILL A JONES [mailto:queeky@msn.com]
Sent: Sunday, December 09, 2018 7:17 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco location

Hello,

I just wanted to add my two cents in on the location for the new Costco store.
I am 100% for the new store location.
I can hardly wait for it to be closer to where I live.
I would be at the meeting on Monday, but, I no longer drive at night.
I just wanted you to know that I am one of the positive people for this location.
Thank you,
Sherrill A Jones

Amy Johnson

From: SHERRILL A JONES <queeky@msn.com>
Sent: Sunday, December 09, 2018 7:13 PM
To: citycouncil
Subject: Costco Location

Hello,

I am all for the new Costco store to be built on Kuebler.

I know there are some logistics that need to be worked out, but, they can be accomplished.

I don't drive at night any longer, so, I won't be attending the meeting on Monday.

Thank you,

Sherrill A Jones

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 7:04 AM
To: Amy Johnson
Subject: FW: New Proposed Costco site

-Aaron | [503-540-2356](tel:503-540-2356)

From: steve kline [mailto:s.j.kline@hotmail.com]
Sent: Thursday, December 06, 2018 8:23 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: New Proposed Costco site

Good Evening,

I don't really understand why the new proposed Costco site would be an improvement over where it is now. Where it is now is centrally located, at least much more than the proposed site. Access to the proposed site does not look any better.(Looking at their drawing). And I believe it would create a lot more congestion in that area as Kuebler gets jammed up at times the way it is. The only people that I see this move benefitting is people living in South Salem and of course Costco, as I am sure that there is a financial benefit to Costco doing this. Usually when you have to scratch your head about why somebody is doing something like this it is usually all about money. As you probably guessed I am against this move but if there are legitimate reasons besides money only I would like to hear them.

Thank You,
Steve Kline

Sent from [Mail](#) for Windows 10

Amy Johnson

From: Aaron Panko
Sent: Saturday, December 08, 2018 12:00 PM
To: Amy Johnson
Subject: FW: New Costco Location

-Aaron | [503-540-2356](tel:503-540-2356)

From: Scott McLean [mailto:ScottMcLean24@hotmail.com]
Sent: Saturday, December 08, 2018 11:08 AM
To: Chuck Bennett <CBennett@cityofsalem.net>
Cc: Aaron Panko <APanko@cityofsalem.net>
Subject: New Costco Location

Hello,

Thanks for reviewing this email. I am a Salem resident who lives near the proposed site of the new Costco. The neighborhood I am speaking for is Cambridge Woods and I can tell you from talking with neighbors that **no one** is happy about this new location. Construction of new homes in South Salem is already causing increased traffic and we do not have infrastructure to handle a large business such as Costco on Kuebler.

I have lived in Salem almost my entire life (4 years in Corvallis at Oregon State University) and currently work for IBM in Beaverton, OR. I commute almost daily and the location of my house is conveniently located near the I-5 on ramp. If the Costco is placed at the end of Kuebler, it will make my long commute even longer and more stressful.

Additionally, I am currently attending Warner Pacific University to get my MBA, which limits my time from actively disputing this proposed location change for Costco. That is the reason I am sending this email. I hope you will take this email into consideration and know that I am speaking for more than just myself. There is a community here that is really concerned about the placement of this Costco.

Thanks for your time and service to our community.

Sincerely,

Scott McLean
503-569-6514

Amy Johnson

From: Shannon Nelson <sionnainowls@gmail.com>
Sent: Saturday, December 08, 2018 8:54 AM
To: citycouncil
Subject: Costco relocation

Dear Council Members,

Relocating Costco to Kuebler Blvd is a poor decision because of the increased traffic, the devaluation of homes in the nearby residential neighborhoods, and Costco's current and ideal location.

My biggest concern is the traffic. Costco is moving from a 3-lane highway to a 2-lane parkway, which would only exacerbate any traffic problems they faced on Mission. The next nearest stores are in Albany 20 miles to the south and Wilsonville nearly 40 miles to the north, meaning that an entire county's worth of Costco traffic is coming to our neighborhood. A neighborhood with two major elementary schools off Battle Creek Rd, only a block away from the proposed location. Boone Rd to Battle Creek will be used as an outlet and it's already so difficult to turn left from Boone to Battle Creek when coming home from Pringle that there will need to be a traffic light at that intersection if Costco goes in. And! PacTrust intends to build a large shopping center next to Costco, which will make traffic a nightmare.

Another issue is the devaluation of homes. If there was a Costco on Kuebler when my husband and I were in the market, WE WOULD NEVER HAVE CONSIDERED OUR CURRENT HOME because of it. The area across Kuebler from Costco's proposed location is for residential development. Who would want to live across the street from a warehouse bringing in thousands of customers (and their vehicles) every day? Would YOU? I realize Costco may be doing what they think is best for their business, but we (the people living in the nearby neighborhoods) are trying to do what's best for our homes.

Costco already has a presence in Salem at a more ideal location: it's closer to the center of Salem, away from residential areas, and on a highway, allowing residents from surrounding areas to travel with ease. Costco's entrance may be awkward, but is it truly more feasible to build an entire store only two miles down the freeway than to construct a second entrance? I understand the need for the city to expand and that main roads are needed for this function, however just about any other business would generate less traffic and be more accessible. There are doctors offices, for example. They have customers, but not a mob. There is a difference.

Costco obviously has the funds to build another store, but why does it need to be on Kuebler? Their customers would be better served with an additional store, preferably away from residential areas, that would divide their ridiculous crowds. As a Costco customer, I received a letter calling on a posse of consumers to support the move, so that they would seem to have the backing of actual people instead of just money. Nevermind that they have chosen to ignore the customers like me, screaming at them to stop. Try to imagine yourself in our place. Imagine what it would be like living a block away from Costco Wholesale, perhaps waiting in a lethargic line of traffic to get your first-grader from school. Please listen to us. Please do what is best for the people you claim to represent. Thank you.

Sincerely,
Shannon Nelson

Amy Johnson

From: STEPHEN M SANCHEZ <smnlsanchez@comcast.net>
Sent: Thursday, December 06, 2018 5:44 PM
To: citycouncil
Subject: COSTCO support

Dear City Council Members:

My wife and I have resided in Salem now for 26 years and we have witnessed wonderful improvements and changes. I can't remember a change taking place that hasn't had a negative voice expressed regardless of the benefit of the change. Having moved here to accept a position with the Salem/Keizer School District, one of the first things we did was join COSTCO. Little did we realize the hazards in doing so. The single entrance to the facility, traffic backup in both directions on Mission Street, and difficulty walking across the single entrance road to car parking often had me wondering how the city could have approved that project at its beginning. Nevertheless, hundreds brave those conditions daily, especially now that the gas station has been included. I have mentioned to my wife for years concerning the benefits of a change.

I was delighted to discover that COSTCO was working at finding property where they could expand and better serve me, one of their members. As I watched the development of their plan and findings I was extremely pleased. In evaluating their Master Footprint I see a very well thought out and developed plan. Most of the traffic will come from the north down Battlecreek, Kuebler and 27th Ave. I doubt that Boone road will be disturbed much at all. The roundabout has been well planned as have all the entrances/exits. The flow of traffic and safety illuminated in their proposal is thoughtful and efficient.

While I hate to see another business leave the Mission St. corridor, I want to present to you my wife's and my vote for you to support the COSCTO property purchase and development. I can understand the neighborhood's concerns, but I feel that their perceptions will never come to reality. It's difficult for people to adjust to change, regardless of the impact, but the negative voices of a few just can't win over the store expansion, convenience and safety improvements at the new location. On behalf of the majority who are in favor, please support the plan for this new development.

Appreciatively yours,

Stephen M. Sanchez, LSC

Amy Johnson

From: Steve Sellers <steveksellers@gmail.com>
Sent: Monday, December 10, 2018 8:41 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco

My wife and I support the new Costco location as long as it passes all the required codes and laws.

Thank you,
Steve and Debbie Sellers

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 1:12 PM
To: Amy Johnson
Subject: FW: Support New Costco Location

-Aaron | 503-540-2356

From: Suzanne Sergeant [mailto:suzasgt@yahoo.com]
Sent: Monday, December 10, 2018 10:58 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Support New Costco Location

Please support and approve the new Costco site proposal off Kuebler. The current location is very congested and the store is very outdated with inept pedestrian flow. Driving across highway 22 also seems high risk and traffic flow is awfully frustrating in that area.

Thank you!

Suzanne Sergeant
8447 Saghalie Dr S
Salem, Oregon

[Sent from Yahoo Mail for iPhone](#)

Amy Johnson

From: Steve Shaw <vineshaw@gmail.com>
Sent: Thursday, December 06, 2018 7:09 PM
To: citycouncil; Chuck Bennett; Aaron Panko
Subject: Costco

As a member of this community I want to express my support for the new Costco on Kuebler Boulevard and 27th Ave in Salem.

Thanks,

Steve Shaw
1645 Juniper Butte Ave SE
Salem, OR 09306

Amy Johnson

From: STORM <stormwarning72@msn.com>
Sent: Friday, December 07, 2018 11:43 AM
To: citycouncil
Subject: Costco on Kuebler

The people that are objecting to Costco's plan to relocate on Kuebler Road are likely homeowners in the area who are concerned about increased traffic. However, they bought their homes knowing there was significant empty land nearby, located right off of I-5 and zoned for commercial development. They had to realize it was inevitable that, sooner or later, the property would be developed.

The traffic flow at the existing Costco is dangerous but can not be changed. A new Costco is the only answer, and the Kuebler Road location is a reasonable choice.

Steven and Joan Storm
6865 Lemongrass Loop SE

cc: Mayor Chuck Bennett

A. Panko/Community Development Department

Amy Johnson

From: Shelby Stout <shelby.walenta@gmail.com>
Sent: Friday, December 07, 2018 8:40 AM
To: Aaron Panko
Cc: Chuck Bennett; citycouncil
Subject: New Costco Location

Hello,

I just received a letter in the mail asking for our support in regards to the proposed Costco relocation on Kuebler Boulevard. I would like to voice my support in their site plan application.

The existing location off of Mission St has long outgrown its infrastructure. The volume of traffic that enters Costco daily has overwhelmed the site, one entrance/exit is no longer sufficient and at that location there is not an option to add any more. Not only that, but additional fuel pumps would be greatly appreciated by the community as people have to wait in lines of 10+ cars at the few pumps they have.

It is time for our Costco to get a facelift and be able to serve its members in a newer facility. Salem will only continue to grow and Costco can be an immense benefit in vitalizing south Salem.

Thank you for your time,
Shelby Walenta-Stout

Amy Johnson

From: Susan Strauslin <sstrauslin@msn.com>
Sent: Wednesday, December 05, 2018 7:25 PM
To: Chuck Bennett; citycouncil
Subject: Costco Relocation

I saw a post to support this move, but they may not like that I don't agree that this move is good for members.

Moving from the heart of Salem, with easy stop on the way to the freeway, to South Salem on the outskirts of town, will make it impossible for many people who work in Salem to go to Costco. There are **many, many** employees, state, government and more who go to Costco because it's convenient to the freeway and gives them somewhere to take their lunch break. The South Salem location will alienate customers from central, east and north Salem as well as those who live North up the I-5.

In addition, I worry about the gigantic vacant building they will leave behind. What store would be able to fill the space? No store can fill the big store space, and it will join the ranks of vacant store buildings like Kmart and the old Car Dealership.

I am against this move! Don't approve it.

Thanks for listening,

Susan Strauslin
3795 Blossom Dr NE, Salem, OR 97305
541-954-7874

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:22 PM
To: Amy Johnson
Subject: FW: Yesterday's letter from COSTCO

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 11:09 AM
To: Dan Atchison <DArchison@cityofsalem.net>
Subject: Fwd: Yesterday's letter from COSTCO

Sent from my iPad

Begin forwarded message:

From: Susan Tribotti <stribotti@gmail.com>
Date: December 7, 2018 at 10:35:27 AM PST
To: cbennett@cityofsalem.net
Subject: Yesterday's letter from COSTCO

Dear Mayor Bennett,

I was appalled by the letter we received as members of COSTCO and more than appalled (if possible) by the map on the back that showed just how large the proposed new site is. My mind instantly went to Joni Mitchell's "paved paradise and put a parking lot."

We, as Morningside neighbors of the proposed new site, are apparently pesky, opinionated individuals who oppose any projects. That is not so. However, moving COSTCO from a more central location in Salem where it is surrounded by other businesses to a residential area where the streets will turn into gridlock and the quality of life will be greatly diminished is really a bad idea. We would oppose this even if it were not our neighborhood.

We moved from Southern California 13 years ago to rid ourselves of the horrible problems brought about by overcrowding and uncontrolled growth. We appreciate everything Salem offered as a wonderful city with many parks and a great lifestyle. We are retired but participate in many volunteer opportunities here that benefit this community and feel like we're a good fit with the city. And we are long-time COSTCO members.

So, I guess it's the residents of Salem vs. COSTCO's expansion plans, which seemingly benefit them and the coffers of the City?

Thanks for reading this,

Susan Tribotti

Amy Johnson

From: SYLVOG@msn.com
Sent: Friday, December 07, 2018 12:03 PM
To: Chuck Bennett; citycouncil; Aaron Panko; Pkahn@costco.com
Subject: New location for Costco

I am unable to attend the Council meeting on Monday December 10th. I would like my voice to be heard and would ask you to approve the new location for Costco at the southwest corner of Kuebler Blvd. and 27th Ave. in Salem, Oregon.

Thank you for your consideration.

Sylvia M. Vogel
P. O. Box 2843
Salem, OR. 97308
e-mail sylvog@msn.com

Sent from my iPhone

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 3:10 PM
To: Amy Johnson
Subject: FW: Costco Concern

-Aaron | [503-540-2356](tel:503-540-2356)

From: Whiteman, Sandra [mailto:Sandy.Whiteman@Optum.com]
Sent: Friday, December 07, 2018 3:01 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco Concern

Mr. Panko,

I moved here to Salem, Oregon 28 years ago. I moved up here from California as my husband is Oregon bred. I thought it was so different, slower and so green. ☺ I fell in love with it and would never go back to California. Salem has always been a small feel and nothing to do at a young age.

But as the years pass I have seen the growth in housing and the revamping of downtown. Both very welcomed. I am Hispanic and back 28 years ago there was hardly any other race, so I did feel out of place. But now that we are a very diversify city, I am so happy that we are adding to our town.

With the wanting of moving Costco out South, I wanted to write and let you know that I will not be able to attend the meeting but want to tell you that I am happy that the City of Salem has approved this site plan. I live and work out South Salem. I do all my shopping out South Salem.

I feel that with the updates on Kuebler and I-5 will be able to handle the traffic. There will be something built there no matter what the neighborhoods say. We are growing in population and need more options to shop at, eat at and live at. I hope that you do move forward with building Costco out South and

my husband and I do approve.

Thank you,

Sandy Whiteman
Roger Whiteman

465 Flint Ridge St SE
Salem, OR 97306

This e-mail, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. If the reader of this e-mail is not the intended recipient or his or her authorized agent, the reader is hereby notified

that any dissemination, distribution or copying of this e-mail is prohibited. If you have received this e-mail in error, please notify the sender by replying to this message and delete this e-mail immediately.

Amy Johnson

From: Sara Wilkes <slizwilkes@gmail.com>
Sent: Monday, December 10, 2018 2:00 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Vote NO on Costco relocation site

Dear Mayor and City Council members,

I am an avid Costco member, but the relocation of Costco to the Keubler/Battlecreek Rd location would be a big mistake.

I live in the neighborhood and am well aware of the traffic chokepoints in that area. Be aware that if this location is approved, Costco customers will create these hazards.

1. Members heading W on Keubler and wanting to turn S (left) on Battlecreek, will undoubtedly back up into the Westbound Keubler lane, causing a serious hazard and slowdown.
2. Members heading W on Keubler and turning S (left) on 27th, will back up all the way to the Keubler I5 off ramp, possibly causing dangerous backups all the way to I5.
3. Locals take their lives in their hands when they cross Battlecreek on Boone where there is no light. It will only get worse as Costco members (heading S on Battlecreek) turn E (left) on Boone. I have seen many accidents over the years at this intersections.

Please vote NO on the Costco relocation. Costco customers are too numerous to reroute through a neighborhood.

Sincerely,

Sara Wilkes

5278 Berkshire Ct. SE
Salem, OR 97306

Amy Johnson

From: Trisha Cancelosi Ritter <cancelosit@gmail.com>
Sent: Friday, December 07, 2018 4:31 PM
To: citycouncil; Aaron Panko
Subject: New Costco Location Salem

I support the new location for Costco on Kuebler Boulevard and 27th.

Trisha Cancelosi Ritter

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 8:37 AM
To: Amy Johnson
Subject: FW: FOR Costco

-Aaron | [503-540-2356](tel:503-540-2356)

From: Tim Edelblute [mailto:tsedel@msn.com]
Sent: Friday, December 07, 2018 8:31 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: FOR Costco

Community Development Department,

We are writing in **support** of the new Costco plans for Kuebler Blvd. We have 2 homes very near the proposed development and the Kuebler/Battlecreek interchange is our main access from home to work. There is also good alternative access for the neighborhoods near the site to Commercial. The main Costco store does not open until 10 am which would not effect morning commutes. The bulk of Costco traffic is day time. Kuebler has 4 lanes with a short distance from the proposed development to I-5. Any increase in traffic is mostly going to be contained between I-5 and 27th Ave.

Costco is a very conscientious company with good jobs and nice, clean facilities. It is good business. It is much preferable to a strip mall of cheap end stores that go in and out of business such as the Office Max/Tupper's/Big Lots now vacant building near south Commercial Walmart. I suspect that if Costco is turned away from Commercial they will build near the Chemawa/Keizer Station interchange which will pull dollars away from south Salem.

Thank you,

Tim Edelblute, MD
2361 Teal Dr SE
Salem, OR 97306

Leslie Edelblute
3770 Wiltsey St SE
Salem, OR 97317

Amy Johnson

From: Terri Ellen <terri.ellen01@gmail.com>
Sent: Sunday, December 09, 2018 9:36 AM
To: Chuck Bennett; citycouncil
Subject: COSTCO

Please DO give the approval to relocate the Salem Costco warehouse. It's a great convenient location. I like the multiple access points. The old Costco is out of date and claustrophobic with only one in and out point. It would be LESS traffic on Kuebler than on Highway 22. It's obvious it's a good plan!

Thank you.
Terri

Terri Ellen, Sent from my iPhone

-Nature's Pet Market - Salem
-Sunny Paws Grooming
503.362.4555

Salem Bed & Biscuit
503.999.2125

Amy Johnson

From: Trish Hibler <trishhibler@gmail.com>
Sent: Sunday, December 09, 2018 9:15 PM
To: citycouncil
Subject: Pro Costco move

> I'd like to add my voice to the subject of Costco relocating. I feel that the proposed new location will be a vast improvement because of the multiple entrances and exits to the parking lot. Please approve the project.

> Thank you

> Patricia Hibler

> 1285 32nd Ave. NW

> Salem

>

>

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:23 PM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 8:09 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPhone

Begin forwarded message:

From: Thomas Hyde <thomas.g.hyde@gmail.com>
Date: December 7, 2018 at 7:03:51 AM PST
To: cbennett@cityofsalem.net
Subject: Costco

Hello Mr. Bennett,

I am unable to attend the meetings.

I have some thoughts about Costco.

Not in my backyard. I live about four blocks south of the proposed site.

I need to get over my first stated thought. If I had concerns about the development of Salem I should have been attending zoning meetings. If this property was properly zoned. The buyer need not be dragged through this delay.

Thanks,
Thomas Hyde
2734 Vintage Ave SE,
Salem, OR 97306

Amy Johnson

From: Tom McGirr <TMcGirr@columbiatrustcompany.com>
Sent: Monday, December 10, 2018 8:49 AM
To: cbennet@cityofsalem.net
Cc: citycouncil
Subject: Costco

I would appreciate your upholding the land use decision to site a Costco on Kuebler at 27th.

This land was zoned so as to attract and accommodate businesses like Costco. The folks who bought the 27 acres near the proposed Costco knew or should have known the zoning. They could have tried to change the zoning prior to making their purchase or during any subsequent zoning hearings. Costco and others have relied on the current rules and it seems grossly unfair to entertain a change now that Costco has made a decision.

I further believe the neighborhood concerns about more traffic are largely exaggerated. One of the MAIN reasons Costco has made the decision to move is the lack of parking and inadequate access to their parking lot. The exiting Costco has only ONE entrance/exit and a very small lot which has created congestion and major frustration for all. The new Costco has been designed so as to provide more parking and, most importantly, multiple access points to and from the site. This will greatly mitigate the impact of increased traffic.

Yes, there will be more traffic on Kuebler, but that would be the case with any significant commercial development. Because I-5 is so close, I suspect a majority of folks, including locals, will use it to get to Costco rather than drive out Kuebler. I think it is an ideal location and look forward to their move.

Thomas H, McGirr, JD, CTFA
Columbia Trust Company
SVP, Market Manager
550 Center St. NE
PO Box 1012
Salem OR 97308

Direct: [503-399-2901](tel:503-399-2901) | **Mobile:** [503-983-3656](tel:503-983-3656) | **Fax:** [503-315-2842](tel:503-315-2842) | ColumbiaTrustCompany.com

This message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message. Any disclosure, copying, or distribution of this message, or taking of any action based on it, is strictly prohibited.

Amy Johnson

From: Tom Ritter <tom.ritter33@gmail.com>
Sent: Friday, December 07, 2018 7:55 AM
To: cbennett@citofsalem.net; citycouncil
Cc: Vicki Ritter
Subject: Costco on Kuebler

I am a resident of Salem since 2013. I am a Costco member.

I too appreciate concerns for the impact of commercial development, however I think Kuebler site development for Costco and other retail companies is going to be good for Salem. Specifically, it should have a positive impact on revenue and equally important will demonstrate to the community and surrounding towns that Salem is interested in growth of its base revenue. For the latter, I'm not sure that Salem has a strong reputation of supporting commercial growth and therefore the costs of operating the city seem to a great extent are absorbed by the resident / homeowners.

The land was zoned commercial, as I understand it about 12 to 13 years ago and from the time I can recall, the same "Site Available" sign has been posted. It doesn't appear to be a viable investment and if the alternative to a big store is a small strip of stores I am not supportive of that.

On a personal note, when you make a decision to purchase a home that is near the highway, in a commercial zone, then that's what you get. I too have had this experience in a different state and although change is difficult to 'get your head around,' it will in my experience settle-out as a positive outcome.

Sincerely yours,

Tom Ritter

Phone: 760 688 6228

Amy Johnson

From: terryshanley@comcast.net
Sent: Friday, December 07, 2018 9:06 AM
To: citycouncil
Subject: Costco Proposed Development

I would like to submit support for the proposed Costco Development in South Salem. There has been a lot of complaints regarding the proposal by members of the community, but I think this possible development is a positive move for us. We in South Salem have seen an increased in traffic mainly due to the housing increase we have had over the past several years with people going north for their employment commitments but the traffic on Mission to get to and from Costco only has added to that. If we in South Salem need to do any larger shopping we always have to go North either to Lancaster Drive or Costco on Mission Street as we only have Walmart and Fred Meyer to shop at. Costco in South Salem along with the other potential Retail shops within the grounds is a much needed investment for us in South Salem. I believe that although Costco off of Kuebler will add some traffic, it will also relieve some traffic elsewhere so I think we need to look at the overall picture and not just look inside our own living area.

Terry Shanley
terryshanley@comcast.net



Virus-free. www.avg.com

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 7:28 AM
To: Amy Johnson
Subject: FW: Costco

-Aaron | [503-540-2356](tel:503-540-2356)

From: Terry Svingen [mailto:tsvingen@outlook.com]
Sent: Sunday, December 09, 2018 3:27 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco

I support Costco's proposed new site selection.

Terry Svingen

tsvingen@comcast.net
3690 Lachcs Ct S
Salem

Amy Johnson

From: Van Nichols <vpncheer@comcast.net>
Sent: Friday, December 07, 2018 11:05 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: RE: Costco location

I strongly support the new location for Costco. Access is a big problem at the present location. Parking is limited especially during peak times.

Sincerely,
Van Nichols

Amy Johnson

From: Webmaster Berchtold <saalemclockshop@msn.com>
Sent: Friday, December 07, 2018 10:57 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco

We are in 100% support of the new Costco building on Kubler Blvd. We believe it will be a great addition to the City of Salem.

Thank you,
Salem Clock Shop
Dave, Betty, Donna, Gary, Debbie, Dan, April Ron.

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 7:30 AM
To: Amy Johnson
Subject: FW: Costco siting

-Aaron | 503-540-2356

-----Original Message-----

From: 2blankenships Blankenship [mailto:2blankenships@msn.com]
Sent: Sunday, December 09, 2018 6:27 PM
To: Chuck Bennett <CBennett@cityofsalem.net>; Aaron Panko <APanko@cityofsalem.net>
Subject: Costco siting

Gentlemen,

Monday, you will hear from the “not in my neighborhood” folks around the site of the proposed Costco. Forty-five years ago I lived in Tualatin south of a huge, bare field where my kids played. Today that is the site of Fred Meyer.

Growth is not fun for most people. Roads get clogged and all that goes with it. But it’s just the progress works. People move into the area which makes subdivisions and businesses grow. Not to mention how unfair it would be to the property owner to deny him a sale.

I frequently go by the Keubler site and I don’t like the thought of extra traffic either. But I don’t believe my preferences or those of the neighborhood should stop progress. I hope you will let Costco relocate to the new site.

Sincerely,
William Blankenship

Sent from my iPad

Amy Johnson

From: Aaron Panko
Sent: Friday, December 07, 2018 6:59 AM
To: Amy Johnson
Subject: FW: Costco Wholesale

-Aaron | 503-540-2356

From: Wblitz [mailto:wblitz@aol.com]
Sent: Thursday, December 06, 2018 5:23 PM
To: Chuck Bennett <CBennett@cityofsalem.net>
Cc: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco Wholesale

Greetings,

I am unable to attend the December 10th hearing regarding relocation of Costco Wholesale to Kuebler Blvd and 27th Ave. due to my need to participate an HOA Board meeting.

Please note my support for approval of the site plan application submitted by Costco Wholesale on or about October 13, 2018.

As a resident of south Salem the contemplated Costco relocation to Kuebler Blvd. and 27th Ave. will make shopping at Costco much easier for me and require less use of fossil fuel (I travel by car) than to drive to the current location on Mission at I-5 interchange.

Respectfully, William Blitz

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:23 PM
To: Amy Johnson
Subject: FW: Costco Proposed Location

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, December 07, 2018 8:26 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco Proposed Location

Sent from my iPhone

Begin forwarded message:

From: William Marquardt <wfmarquardt@gmail.com>
Date: December 7, 2018 at 8:19:46 AM PST
To: cbennett@cityofsalem.net
Subject: Costco Proposed Location

Hello Mr. Mayor: I am in TOTAL support of the Costco relocation to Kuebler & 27th Avenue. A centralized location, with good access. —Bill Marquardt—

Sent from my iPhone

Amy Johnson

From: Will Meeks <meeksjr2002@gmail.com>
Sent: Saturday, December 08, 2018 4:44 PM
To: cbennett@cityofsalemnet; citycouncil; Aaron Panko
Subject: Support for Costco

Support for Costco

My name is William Meeks I live at 2202 Alex Ct Se in Salem (basically across the street from the new Costco)
My phone number is 503 400 1844. I fully support the new location.

Amy Johnson

From: Aaron Panko
Sent: Sunday, December 09, 2018 1:12 PM
To: Amy Johnson
Subject: FW: Costco

-Aaron | [503-540-2356](tel:503-540-2356)

From: Bill Porter [<mailto:bporter99@comcast.net>]
Sent: Sunday, December 09, 2018 8:03 AM
To: Chuck Bennett <CBennett@cityofsalem.net>
Cc: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco

Hello Mayor and Community Development,

I support the new Kuebler Blvd location for Costco.

I like the idea of having a new large shopping opportunity in this part of town. While it will increase congestion on Kuebler, it also will disperse some congestion away from Mission street. Also the new I-5 interchange is designed to handle high traffic levels.

Sincerely,

William Porter
5275 Frisco Ct SE
Salem OR 97306
bporter99@comcast.net

--

Sent from [Postbox](#)

Amy Johnson

From: William Purnell Jr <wepj@mac.com>
Sent: Monday, December 10, 2018 9:06 AM
To: cbennett@cithofsalem.net
Cc: bnanke@ccityofsalem.net; citycouncil; Aaron Panko
Subject: "NO" on Costco Relocation to Kuebler Boulevard
Attachments: Salem Costco Move.pdf

Dear Mayor Bennett,

Attached below please find for your consideration a letter regarding the relocation of Costco to Kuebler Boulevard and our concerns about its likely negative impact on South Salem.

Yours sincerely,

William E. Purnell, Jr.
Guenndolyn A. Purnell
Ward 3
Salem, Oregon

William E. Purnell, Jr.
Guenndolyn A. Purnell
4744 Independence Drive SE
Salem, OR 97302
(503) 363-0060
wepj@mac.com

December 10, 2018

Mayor Chuck Bennett
555 Liberty Street SE, Room 220
Salem, OR 97301

Dear Mayor Bennett,

We write in support of those who advocate revocation of approval for the application to relocate Costco to Kuebler Boulevard.

We are long-standing Costco members. We appreciate the Costco business model. We recognize the contribution Costco makes to Salem's economy. But we also agree with many of our neighbors who are greatly concerned about the increased traffic generated by such a large business located so close to their homes. Population growth is steadily increasing traffic congestion in South Salem. The addition of Costco to Kuebler Boulevard will only worsen the problem of overcrowding and its negative impact on the quality of life in South Salem.

We recognize that relocating Costco just a few miles south of its current location is welcomed by some. Nevertheless, we strongly support the proposition that the benefits are not worth the costs to our community.

Sincerely yours,

William E. Purnell, Jr.
Guenndolyn A. Purnell

Amy Johnson

From: Walt Ryder <walt_ryder@yahoo.com>
Sent: Sunday, December 09, 2018 10:39 AM
To: citycouncil
Subject: COSTCO RELOCATION

Esteemed City Council Members

Pro COSTCO.

I am a 30 year resident of South Salem.

Kuebler Blvd. is only busy during AM and PM rush hour. How many years did we suffer through only one lane of west bound traffic without any say?

This will alleviate congestion on Mission St. (main arterial)

Force traffic signal management at Battlecreek intersection. (sensor not timer)

Please don't be influenced by a couple of hundred vocal, overacting residents out of the thousands of people living in South Salem.

The only thing I am uncertain with is the status of existing mature trees on the site. We all go along with the "Tree City" designation joke in regards to contractors and new development.

Thank you for your time and I encourage you to make the logical decision.

Sincerely,

Walt Ryder

503 551 3238

Amy Johnson

From: CINDY Tjaarda <scrapingcindy@comcast.net>
Sent: Saturday, December 08, 2018 7:09 PM
To: Chuck Bennett
Cc: citycouncil
Subject: New Costco Location

We are writing in favor of the new Costco location in Salem.

William and Cindy Tjaarda
4342 Rodeo Drive NE
Salem, OR 97305

Thank you

Sent from my iPad

Amy Johnson

From: Kellie Wood <kellierwood@aol.com>
Sent: Monday, December 10, 2018 7:52 AM
To: Chuck Bennett; citycouncil@cityof salem.net; Aaron Panko

This email is to lend support to Costco for relocating to the southwest corner of Kudbler Boulevard and 27th Avenue in Salem. This seems a perfect location for Costco to better serve the community of Salem and the surrounding area. It will allow customers to access the business without the congestion encountered in their current location. Access will be convenient with the proximity of I-5 and Kuebler Boulevard. These roads are better able to handle the traffic generated by Costco customers. As the proper zoning is already in place and approval secured, please allow Costco to continue with their plans.

William H Wood
Kellie R Wood
6845 Orville Rd S
Salem, OR 97306
503-838-4587

Amy Johnson

From: Yevgeniya Kasharina <yevgeniyakasharina@yahoo.com>
Sent: Friday, December 07, 2018 11:16 AM
To: Chuck Bennett
Cc: citycouncil
Subject: New Costco location

Good morning,

I wanted to write in and express my full support regarding the new proposed Costco site on the corner of Kuebler.

Thank you and if you need any additional information please feel free to contact me either via email above or on my cell [\(928\)-699-1926](tel:928-699-1926)

Yevgeniya Kasharina.

Amy Johnson

From: Yvonne Snyder <snyderyvonne@gmail.com>
Sent: Monday, December 10, 2018 2:48 PM
To: citycouncil
Subject: New Costco location

I support moving Costco to the new location in south Salem.

Yvonne Snyder

Sent from my iPhone