

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](#)

[Additional Public Comment Received by 5:00 p.m. 12-10-18](#)

Add - Written Testimony.

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 5:13 PM
To: Amy Johnson
Subject: FW: Costco zone appeal

-Aaron | 503-540-2356

From: AlandRenea Brinlee [mailto:abrinlee33@msn.com]
Sent: Monday, December 10, 2018 4:34 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco zone appeal

I OPPOSE the zone/site plan application approval the city gave to Costco.

- 1) I dont believe that the area (Kubler,etc) will be able to handle the traffic. The current site has hwy 22 with 3 lane and 2 turning lane approach and also has 2 entrances and exits. Klubler with only 2 lanes is busy and crowded now! The current Costco is on par with most Costcos across the country.
- 2) That location does not serve the north or west areas of Salem nor the western counties or coast. Plus there is a costco just 20 minutes south in Albany.
- 3) Costco should consider ADDING another store rather than relocating. Salem and surrounding towns and areas (without a near Costco) are big enough to handle 2 Costcos.
- 4) Costco only thinking of themselves in the move to that area (richer south Salem households). If move there they will lose many members.

Please consider and share my opposition at the council meeting.

Ann Brinlee

Sent from my Verizon, Samsung Galaxy smartphone

Amy Johnson

From: Dan Atchison
Sent: Monday, December 10, 2018 3:55 PM
To: Amy Johnson
Subject: FW: Costco re-location

Dan Atchison
Salem City Attorney
503-588-6003

From: Steve McCoid
Sent: Monday, December 10, 2018 3:54 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fw: Costco re-location

From: Chuck Lyons <lyonsinsurance@hotmail.com>
Sent: Monday, December 10, 2018 3:49 PM
To: Steve McCoid
Subject: Costco re-location

Dear Councilor McCoid,

I received a letter from Costco dated December 3rd urging it's members to show up at the council meeting tonight, 12-10-18, in support of the proposed new location at Boone Rd and 27th Av. SE. I can't make the counsel meeting tonight but I can tell you that I am a Costco member that is strongly opposed to this new proposed location. The traffic on Kuebler Rd. is already heavy in the mornings and evenings. Costco proposes to move all the additional traffic clogging up Hawthorne Av. and Mission St. location to the south Salem location. This will cause massive traffic backups on both Boone Rd. at Battlecreek Rd. and on 27th Ave SE at Kuebler Blvd SE. The result will be traffic cutting through the adjacent neighborhood looking for a short cut out of the area. Costco is looking to destroy one of the nicest neighborhoods in the city with no thought to the people that live there. There are all kinds of projects that could go in at Boone Rd and 27th without bringing anywhere near the traffic congestion, litter, and noise that Costco will bring.

There are numerous locations along Cordon Rd. that could support this type of box store without destroying a nice neighborhood. I urge you and the council to everything you can to stop this ill conceived move on the part of Costco. Lowes didn't move into a neighborhood, Home Depot didn't move into a neighborhood, they both seem to be doing fine without the multitude of problems Costco is sure to bring. PLEASE STOP THIS MOVE.

Thank you for your consideration,
Chuck Lyons (Cell) (503)930-1253
5226 Southbend Dr. SE

Salem, Or. 97306

Amy Johnson

From: Beals, Douglas UTC CCS <Douglas.Beals@SupraSystems.com>
Sent: Monday, December 10, 2018 4:50 PM
To: citycouncil
Subject: FW: Costco Location

From: Beals, Douglas UTC CCS
Sent: Monday, December 10, 2018 4:42 PM
To: cbennett@cityofsalem.net; citycouncil@cityofsalem.net
Cc: Beals, Douglas UTC CCS
Subject: Costco Location

To our cherish mayor and the City Council,

Please consider my thoughts and concerns about a new location for Costco.

It is hard to imagine that the proposed location of Kuebler and 27th Avenue is still being debated as a legitimate location. Has anyone asked why this has been debated for so long? I know the answer. It simply is a misguided location so therefore it is a misguided and short sided idea and plan.

I suspect the only ones who see this as a "better way to serve our members" is Costco. I love Costco. I am loyal customer. I cannot grasp how this proposed location is a good idea. Have you sat in the off ramp at the Kuebler exit coming off of I-5 South on any given day of the week? Have you not experienced traffic backed up almost to I-5 trying to turn right or left onto Kuebler? Throw Costco in the discussion and we have just created traffic nightmare.

Then, throw in a Holiday along with that discussion and we have such created the same problem the shoppers deal with trying to get to the Woodburn outlets traveling on I-5 South. Yes it is backed up onto I-5. Has the Oregon Department of Transportation weighed in on the impact this move will have on I-5? If they have their review should be made public.

Have you seen the traffic going East on Kuebler to get on to I-5? People trying to get home from work. Kuebler is very taxed right now. Has anyone looked and the number of accidents that occur right now at the intersection of Battlecreek and Kuebler? Add in Costco and we get increased accidents, incidents of road rage, and general frustrated drivers. There is not the infrastructure in place to handle Costco traffic.

No one cares if there are multiple entrances and exits in and of Costco. This simply is a horrible idea. Please listen to the Southeast community and not Costco on this issue.

And have you considered the properties around this proposed site which have yet to even be developed? What is the traffic impact going to be? As you know along 27th there are still 2 large properties which will be developed someday.

Thank you for listening. Can we entertain other possible retail options for this site that does not have the traffic impact that Costco brings? Since Albany Costco is not far away lets move Costco more north on I-5.

May you have the wisdom and insight to make the best decision possible for the whole Salem community.

Doug Beals
National Account Manager

Supra

UTC Building & Industrial Systems

4001 Fairview Industrial Dr SE

Salem, Oregon 97302

T. 800-863-4556

M. 503-559-7914

douglas.beals@suprasystems.com

Amy Johnson

From: Doug Bish <dwb356@live.com>
Sent: Monday, December 10, 2018 4:46 PM
To: citycouncil
Subject: New Costco

Dear city council, I would like to state my support for the new Costco location thanks!

Doug Bish S Salem resident

Amy Johnson

From: John Kirk <john@tomsonburnham.com>
Sent: Monday, December 10, 2018 4:43 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Re: Costco Proposed Move to Kuebler and 27th

And FYI I am a member of Costco and love the store...just don't think that's the right place for it right now.

John

On Mon, Dec 10, 2018 at 4:41 PM John Kirk <john@tomsonburnham.com> wrote:

Hi all,

I'd like to be at the meeting tonight but have a family conflict. I just wanted to register my opinion that until Kuebler is further widened (at least 3 lanes each direction) between I-5 and the proposed location, the move should not be allowed. Traffic on Kuebler is going to become untenable unless those improvements are made first. I believe the traffic study that was released is flawed and that the negative impact of a Costco in that location is under emphasized.

Thanks,

John

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John Kirk
Principal Broker, State of Oregon
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Oregon Initial Agency Disclosures: <http://tomsonburnham.com/rea-disclosure/>

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Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 3:49 PM
To: Amy Johnson
Subject: FW: Costco Relocation

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

From: Jennifer Saldivar [mailto:mrs_saldivar@yahoo.com]
Sent: Monday, December 10, 2018 3:48 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco Relocation

I recently received a letter from Costco asking me to voice my support for their proposed move to a location further south in Salem. Unfortunately, I DO NOT support this move. I am the mother of 5 children and spend a lot of time and money at Costco to feed my large family. Currently, Costco is centrally located for Keizer, West Salem, South Salem and outlying areas such as Stayton, Sublimity, etc. Moving further south will have a serious negative impact on anyone who is not living or working in South Salem. I have spoken to dozens of people to determine if I am in the minority and have yet to speak to anyone who actually approves of the proposal. Moving Costco from its central location does not help anyone in areas other than South Salem and for this reason, I DO NOT approve of Costco moving to South Salem. I would be a supporter of a second Costco being located in South Salem if there is truly a need for it, but to move the current Costco would hurt more families than it would help. I know that if Costco moves further south, I will be canceling my membership and shopping elsewhere for my family (myself, husband and five children). I just wouldn't be able to justify the gas and additional time it would cost me to shop so far away.

Thank you for the opportunity to voice my opinion and concerns.

Sincerely,
Jennifer Saldivar

Amy Johnson

From: Aaron Panko
Sent: Monday, December 10, 2018 5:13 PM
To: Amy Johnson
Subject: FW: Costco Proposed Relocation

-Aaron | 503-540-2356

From: travelngal@mail.com [mailto:travelngal@mail.com]
Sent: Monday, December 10, 2018 4:46 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco Proposed Relocation

12/10/2018

Dear City Council Members and Community Development Department:
Below is a letter I have written to Mr. Kahn and below that is a copy of a letter from Kirk A. Gillett that I am in agree with.

Letter 1:
Dear Mr. Kahn:

Please reconsider relocating to South Salem. There are already several warehouse and specialties store located there. Where Northeast Salem does not have any. The Portland Road NE area would make a great location for a second or main Costco. And would be welcomed by both Rural and City Residents.

In addition, South Salem could go to the Albany Costco if they chose. This move to South Salem would be a hardship on many of us and from what I am hearing on Nextdoor.com, there will be a loss of memberships. That loss plus the store and gas station purchases will not be beneficial to Costco.

Kale St NE has a new housing development going in as you probably know and Northeast Salem is expanding. By moving to the Portland Rd NE area, you would not only accommodate more customers but keep more customers as well. South Salem could go either to Albany or come North much easier than we could go South. Kuebler is already too heavily traveled and adding a Costco out there would only increase the traffic.

Many of us, myself included sincerely wish you would reconsider.

I will not be able to be at the meeting tonight, so I am adding my voice to those opposed via this letter.

Thank you,

Priscilla Johnston - 503-910-0715
4659 Fuhrer St NE
Salem, OR 97305

Letter 2: The letter from Kirk A. Gillett that I have copied, but agree with fully.

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: Linda Muntz <muntzlinda@yahoo.com>
Sent: Monday, December 10, 2018 4:45 PM
To: citycouncil
Subject: Re: Costco in the south

[Sent from Yahoo Mail on Android](#)

[Sent from Yahoo Mail on Android](#)

My name is Linda Muntz and I live in southeast Salem. I definitely support having Costco move to this area. I am sure the city planners will make sure that all traffic concerns are addressed. But I see it as a win win for the city because of the convenient location, right off of I5. I remember in Roseville, Ca, how many customers they attracted from out of the area, simply because of the easy on, easy off location. I sure hope that you are able to get approval.
Thank you.

Amy Johnson

From: VICKY MCCLOSKEY <vmc838@comcast.net>
Sent: Monday, December 10, 2018 4:17 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco proposed location

To Whom it may concern:

My husband and I have been residents of Salem for over 55 years, the majority living in South Salem, and we have seen many changes. Some have been good and some not so good, in our opinion.

We have followed the dialogue about the proposal of Costco's relocation on NextDoor.com and the city's meeting notes and we feel we are very well informed of both sides of the debate. Growth is inevitable in a town/city and will always have potentially some negative impact for some and unintended consequences. We feel all the concerns have been heard and our understanding is the majority have been addressed, with few exceptions. If we lived in the housing development next to the proposed site, we would have had concern before we purchased of the potential of any new construction in the area and the increased traffic and noise that would come with any growth expansion. We would not have ever moved in an area that close to heavy traffic (Kuebler Blvd) or a development surrounded by open land. We enjoy shopping at many Costco locations, in several states. Many have probably had unique challenges with the locations that were ultimately built on but there isn't one that stands out to us as "poorly" planned, except for the awful Mission Street location in Salem.

We support the new Costco proposed location off of Kuebler and close access off of I5.

Mike & Vicky McCloskey

Amy Johnson

From: Nancy Myers <bmyers12@me.com>
Sent: Monday, December 10, 2018 3:32 PM
To: citycouncil
Cc: myersbn@msn.com
Subject: Costco relocation

I live in southeast Salem. I am in favor of the relocation of Costco. I would very much enjoy a larger selection. Yes it will create more traffic, but I can accept that for the sake of progress. Please consider their request in a positive manner.

Nancy Myers.
Sent from my iPad

Amy Johnson

From: Roger Gerber <orrogger@gmail.com>
Sent: Monday, December 10, 2018 4:49 PM
To: Chuck Bennett; citycouncil; Aaron Panko; Pkahn@costco.com
Cc: Lana Gerber #1 ICE; The Gutzes; Rbcannon@comcast.net; Rus McCracken; Anne & Brian Nelson; Don and Gayle Wilt
Subject: Costco Relocation: The reasons for our protest

December 10, 2018

cbennett@cityofsalem.net
citycouncil@cityofsalem.net
APanko@cityofsalem.net
Pkahn@costco.com

Mayor Bennett, Honorable City Councilors, Mr. Panko for the Community Development Department, and Mr. Kahn at Costco:

In response to Costco's letter of December 3, 2018, requesting support for its move to Kuebler and 27th, we can offer none. On the contrary, we are opposed to this move. However, we will not appear at tonight's hearing because we do not anticipate sufficient time to raise our eight fact-based objections, which we present here.

1. Kuebler is the *sole* major east-west thoroughfare in South Salem. During "rush hour," which occupies a good part of every weekday and some weekends, Kuebler is at capacity and occasionally beyond capacity. When capacity is exceeded, even by a few additional vehicles, traffic backs up and slows to a crawl. Two lights are then typically necessary to traverse the intersection at Kuebler and 27th.
2. The continuing rapid expansion of residential areas in South and Southeast Salem -- on both sides of I-5 -- will result in *far more than a few* additional vehicles on Kuebler in the near future, without any added commercial, industrial or service industries of any kind.
3. South Salem needs a second thoroughfare *at this time* to support continuing rapid growth in both South and Southeast Salem. A thoroughfare, parallel to Kuebler, should be located at Mildred or further South and should include a freeway interchange as does Kuebler.
4. We have no knowledge of any plan for a second thoroughfare and we doubt that there is such a plan. What we foresee in South and Southeast Salem is continuing rapid growth without the infrastructure to support it; that is, growth sans adequate planning for a concomitant growth in infrastructure and for a tax structure to provide funds for that growth. We say this because we have already seen the future, first in Portland, now in Salem, where the recent, multiple, years-long projects to widen Kuebler between I-5 and Lone Oak to four lanes, were inadequate when made. Roger said so at the time, as his close friends would testify. Roger was correct. To support *current* traffic, Kuebler should be six lanes to Commercial and four lanes to Skyline, *now*.
5. Costco's planned relocation certainly will increase the traffic load on Kuebler, especially in the area of the I-5 interchange, which is where much of the current traffic congestion occurs. Moreover, Costco's relocation certainly will attract more commercial and service businesses to the area as other enterprises seek to attract some of the customer traffic that Costco generates.

6. We do not place all the blame for the problems the relocation will generate on Costco. Far from it. The primary blame must reside with the State and local governments which are tasked with providing a livable environment to their citizens.

7. However, Costco certainly is not blameless. Doubtless its relocation is long overdue and will prove a boon to its bottom line; but it places the economic costs of frustration and delay, in addition to the costs of the prior inadequate infrastructure improvements per se, on the citizens who live in the area, as we do. A more rational expansion would have begun with a new outlet in Kaiser, which would have relieved the immense pressure on the existing location while better plans were laid for its relocation and reduced traffic congestion within the Salem metropolitan area.

8. That said, we would not have opposed this relocation had there been adequate infrastructure in place to support it. That does not mean that we support growth for growth's sake, much less as an ego-boost for those in government and business that support growth as an entirely fanciful panacea. We retired to Salem because we experienced that grown-up Salem in Portland, now a miserable, noisy, crowded, frustrating, stress-producing, unhealthy mess. This is our unhappy judgment. Roger is a lifelong Oregonian who was born in Oregon City and raised in Portland; Lana was raised in the Midwest and has lived in Portland and Salem for well over fifty years.

Roger and Lana Gerber
137 Miranda Ave SE
Salem, Oregon 97306

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"Take care of your morals first, your health next, and finally your studies." Quoted in The Rise of Theodore Roosevelt, Edmund Morris, 1979, Ballentine, p.97, as a precept of TR's father (Theodore Sr.) to which the son, who would become President, remained obedient.

"More wrongs are done while we try to please than while we give offense. In fact, some virtues provoke hatred." Thræsea Paetus, proposing a decree to the Roman Senate, C.E. 62, as reported by Tacitus in The Annals.

"More problems are caused and exacerbated by wrong questions than wrong answers." I said, circa 1985.

"May posterity by this mistake be warned, and not, like empyricks, apply a remedy where they are ignorant of the cause." Dr. Nathaniel Hodges, Loimologia: Or, an Historical Account of the Plague in London in 1665: With Precautionary Directions against the Like Contagion, 1672, in Latin, trans. John Quincy, London, (E. Bell) 1720, pg. 20.

"Our Grandchildren Will Live With Science Or Die Of Belief," my message on the sign I carried in the "March for Science," April 22, 2017.

"Self Mythology: Don't be limited by reality." Don Asmussen, "Bad Reporter," Android app, 6/30/2017.

"As democracy is perfected, the Office of the President represents, more and more closely, the inner soul of the people. On some great and glorious day, the plain folks of the land will reach their heart's desire at last, and the White House will be occupied by a downright fool and complete narcissistic moron." H. L. Mencken in "The Baltimore Sun," July 26, 1920.

"For Lewis Carroll and The Children The gentle journey jars to stop. The drifting dream is done. The long gone goblins loom ahead; The deadly, that we thought were dead; Stand waiting, every one. 1954." A poem by Walt Kelly, from Ten Ever-lovin' Blue-eyed Years With Pogo, Simon & Schuster, 1959, p. 88.

R

Amy Johnson

From: Ron Graham <ronagraham@icloud.com>
Sent: Monday, December 10, 2018 4:11 PM
To: Chuck Bennett
Cc: citycouncil
Subject: New Costco Location

Dear Mayor Bennett,

I understand that Costco has proposed a new location off of Kuebler Blvd. SE and 27th Street. There is a large plot of unused land adjacent to Salem Clinic that would make an ideal location for the new Costco. The traffic situation around the existing building is untenable. There have been times when oncoming traffic on Southbound Hawthorne St. is making a left turn into the Costco lot. That traffic light gives those cars priority over those heading Northbound, the Costco lot is too small by half, and there is no way that the Northbound traffic can enter. Several times I've given up and waited for less busy opportunities.

We also live in Prescott, AZ as well as Salem and the Prescott Costco has a lot easily three times the size of the Salem Costco lot. That makes all the difference in the World regarding traffic backing up, ease of access to the lot, and ability to quickly enter and leave the store. The Salem Costco needs much more additional parking and it needs to be located out of a high density traffic area (adjacent to Hwy 22/Mission St.

I understand that local families may not like the additional traffic and noise that relocation of Costco may bring. But, the location and effects have to be weighed off against the convenience of the entire population of Salem, not just that local neighborhood. Much additional gasoline and associated pollution is wasted at the current location, and that can't be a healthy situation for that neighborhood. Those effects would be dramatically eased by the relocation of Costco and the improvements in 27th St. entry into, and egress from the complex.

Relocation of the Costco complex is in the best interest of the City of Salem as a whole. It's unfortunate that some neighbors will be inconvenienced, but it seems like the design and engineering done to date will minimize that inconvenience and will provide a net benefit to all residents of Salem.

Respectfully,

Ron Graham
Salem, OR
Prescott, AZ

Amy Johnson

From: Victor Dodier <vjddodier@teleport.com>
Sent: Monday, December 10, 2018 4:23 PM
To: Chuck Bennett; citycouncil
Cc: Aaron Panko; CityRecorder
Subject: Dec. 10 Agenda Item 4a: Review of Appeal in Permit Case No. SPR-DAP18-15

Mayor Bennett
City Councilors

Costco recently sent me a letter soliciting Costco members' support for its proposed relocation to the southwest corner of Kuebler Boulevard and 27th Avenue in Salem.

To the contrary, I do not agree with Costco's proposal. City council should REVERSE the Planning Administrator's decision. My concerns with Costco's proposal are:

- A) The current location is at the intersection of two major road corridors in the Salem area: I-5 and OR-22. The proposed Kuebler site, while it might meet traffic engineers' criteria, will add to traffic congestion on Salem's inadequate north-south arterial network. There are I-5 itself and the already congested South Commercial. The I-5 at Kuebler interchange is already relied upon to support traffic to/from the Mill Creek Industrial area. All too soon, the Salem community will be called upon to make major improvements, once again to Kuebler, to South Commercial, and to Cordon Road to reduce the congestion on the interchange at Kuebler.
- B) Building on the proposed site at Kuebler will lead to abandonment of a large retail warehouse building in the Mission St. corridor. Not only is it difficult to re-purpose such a large building, but there is already a large vacant commercial site on Mission. Salem has had experience with vacant "big box" buildings that stood vacant and unused for long periods of time. I cite the former "HomeBase" building eventually occupied by Sportsman's Warehouse and Dollar Tree. Even much smaller sites have proven problematic (e.g., the former Safeway site on South Commercial eventually occupied by Wilco and the still vacant former site of the downtown First Interstate bank). There is no need to repeat and add to the experience.

I shop at Costco. I find the "shopping experience" at the current location a good one even on the busiest days. I doubt that a new location would offer improvements.

In conclusion, City Council should consider how meeting this request to support Costco's commercial interests will play out in terms of the community more broadly.

Please REVERSE the Planning Administrator's decision for Class 3 Site Plan Review and Class 2 Driveway Approach Permit Case No. SPR-DAP18-15.

Victor Dodier