

Comments not included in decision
which were submitted after official
comment period ended.
SPR-DAP18-15

Aaron Panko

From: Edward Curtis <edcurtis7@gmail.com>
Sent: Sunday, October 07, 2018 2:36 AM
To: Aaron Panko
Subject: Costco

I have no reason to oppose Costco coming to our area. I favor the relocation. It will be more convenient to have Costco close by rather than having to across town.

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

REGARDING: Class 3 Site Plan Review / Class 2 Driveway Approach Permit Case
No. SPR-DAP18-15

RECEIVED

PROJECT ADDRESS: 2500-2600 Block of Boone Road SE, Salem, OR 97306

SEP 20 2018

AMANDA Application No. 18-112081-RP

COMMENT PERIOD ENDS: September 19, 2018

COMMUNITY DEVELOPMENT

SUMMARY: An application for development of the Kuebler Gateway Shopping Center, including Costco, a retail fueling station, and four new retail shell buildings.

REQUEST: A Class 3 Site Plan Review for construction of a new retail shopping center, including four proposed retail shell buildings, a 168,550 square foot building for Costco Wholesale, and a retail fueling station with up to 30 pump positions, and a Class 2 Driveway Approach permit for proposed driveway access to Boone Road SE and 27th Avenue SE, for property approximately 20.6 acres in size, zoned CR (Retail Commercial), and located in the 2500-2600 Block of Boone Road SE - 97306 (Marion County Assessor's Map and Tax Lot numbers: 083W12C / 01800, 01900, 02000, and 02100, also 083W11D / 02400, 02500, 02600, and 02700).

Attached is a copy of the proposal and any related maps. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request. A decision for this proposal will be prepared by the planning staff from information available to staff. You are invited to respond with information relating to this property and this request. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents.

Comments received by **5:00 P.M., September 19, 2018** will be considered in the decision process. Comments received after this date will be not considered. **Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail or hand deliver your comments to the Case Manager listed below.**

SEND QUESTIONS OR COMMENTS TO: Aaron Panko, Case Manager City of Salem,
Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356;
Fax: 503-588-6005; E-Mail: APanko@cityofsalem.net; <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

- ☐ 1. I have reviewed the proposal and have no objections to it.
- ☒ 2. I have reviewed the proposal and have the following comments: Please address how Bow Ct residents won't be trapped by increased traffic on Boone. We request speed on Boone Rd be reduced to 25mph & speed bumps added.
- ☐ 3. Other: _____

Name: Jeanette & Doug Fish
Address: 5008 Bow Ct SE
Agency: _____
Phone: 503 881-4810 or 503 881-4807
Date: 9-18-18

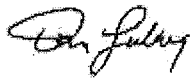
IMPORTANT: PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

Aaron Panko

From: Don Lulay <don@donlulayhomes.com>
Sent: Monday, October 01, 2018 2:44 PM
To: Aaron Panko
Subject: RE: 2500-2600 Block of Boone Road "Costco"

Aaron

Thank you, keep me in the loop.



Don Lulay Homes
Office (503) 363-3426
Cell (503) 931-1152
Fax (503) 363-7958

From: Aaron Panko [mailto:APanko@cityofsalem.net]
Sent: Monday, October 01, 2018 2:36 PM
To: don@donlulayhomes.com
Subject: RE: 2500-2600 Block of Boone Road "Costco"

Don,

We will hold on to your comments and include you in the notification list for the decision. If there is an appeal received, your comments will be included in the record. You will also be able to participate in the public hearing as an interested party if an appeal is received.

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: Don Lulay [mailto:don@donlulayhomes.com]
Sent: Monday, October 01, 2018 2:26 PM

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Monday, October 01, 2018 6:44 AM
To: Aaron Panko
Subject: Fwd: No Costco on Kuebler!

- Lisa | 503-540-2381

From: Melinda Brooks <mmboregon@msn.com>
Sent: Sunday, September 30, 2018 9:57:13 PM
To: citycouncil
Subject: No Costco on Kuebler!

Our neighborhood does not want a Costco built on Kuebler Boulevard! Stop it!

Aaron Panko

From: Travis Price <tcprice123@hotmail.com>
Sent: Saturday, September 29, 2018 6:50 AM
To: Aaron Panko
Subject: Spr dap18-15

Please reconsider the Costco location

- IF Costco is allowed to move to Kuebler Blvd it will be the first of three potential developments in the I-5 and Kuebler Blvd vicinity totally 82.6 acres of commercial development—more than TWICE the size of the Woodburn Premium Outlets.
- The three projects could include more than 3,000 parking spaces—Costco development has 1,000 parking spaces alone. These developments will draw dense traffic 7 days a week. Originally, Pactrust indicated that there would be no gas stations, now they are proposing over 30 pumps. Adding pollution to our streams.
- Surrounding streets and I-5 interchange will be overwhelmed. Kuebler is already at 85% of its capacity, Costco and the other developments would exceed the parkway's and interchange's capacity.
- The traffic study done by the developers has been declared flawed by ODOT and City needs to require a new traffic study taking into account all proposed developments in the area.
Sent from my iPhone

Aaron Panko

From: Duane Terry <bdogdt47@comcast.net>
Sent: Saturday, September 29, 2018 5:29 PM
To: Aaron Panko
Subject: New Costco

I look forward to a new Costco. I suggest the design include easy in and out to gas up motorhome a. At the present Costco I have to gas up before they open and the parking lot is empty.
I live near the intersection of Kuebler and Sunnyside Sent from my iPhone

Aaron Panko

From: Kay Buswell <kathleenbuzz@gmail.com>
Sent: Tuesday, September 25, 2018 7:30 AM
To: Aaron Panko
Subject: Costco

I see they have closed Barnes Rd. Is that because they are pushing through with the Costco project? Does the desires of the neighborhood not matter? The only people wanting this are the developers. It seems the voters really have no say in any decision, money always wins. Well I hope the council knows they stabbed us in the back and we will remember this when elections come around.

Sent from my iPhone

Aaron Panko

From: Kathryn Chambers <abbykats@hotmail.com>
Sent: Monday, September 24, 2018 3:01 PM
To: Aaron Panko
Subject: Fwd: SPR DAP18-15

Ms. Chambers

Begin forwarded message:

From: abbykats@hotmail.com
Date: September 24, 2018 at 2:57:12 PM PDT
To: crbennett@cityofsalem.net
Subject: SPR DAP18-15

Please show our community you care by honoring your duty to make SALEM livable and not just a place for out of town investors to make money.

Tell COSTCO and its developers no on COSTCO in our area.

I live on the intersection of Boone Rd. and 27th St.

Our townhomes have one driveway to enter Boone and with the anticipated back up,

I don't know how will get out of our driveway.

In addition, the impact on livability will be terrible.

Noise, traffic and the inability

of the fire station located on Boone to respond quickly will pose a danger to all residents.

Please show your courage and power to stand up for us, your REAL constituents.

Kathryn Chambers

Ms. Chambers

Aaron Panko

From: Elaine Brogoitti <brodunc@hotmail.com>
Sent: Wednesday, September 19, 2018 7:47 PM
To: Tom Andersen; Aaron Panko
Subject: Move Costco to Keizer

Please don't let Costco relocate to Battlecreek and Boone Rd in South Salem. The traffic in the Battlecreek/Keubler area is already congested. To add more noise, more lights, more delivery trucks and more car traffic will be a nightmare. And it will make living in that area much more uncomfortable. there are schools close by. Children play on Boone Road. It will be too dangerous for that if Costco moves in. Costco already causes traffic tie-ups on Mission St and that isn't even a residential area. It would be a bigger nightmare for people living in the Battlecreek/Boone Rd neighborhood. A big corporation like Costco does not belong in a residential neighborhood. I've heard that the Keizer area (maybe Keizer Station) WANTS Costco to move there. Why not let Costco relocate to a commercial area that wants them? And that area is already built to accommodate big businesses. Please consider the safety, congestion, pollution and livability of the Battlecreek and Boone Road residential neighborhood and do not let a big company like Costco move there.

Thank you for your consideration,
Elaine Brogoitti

Aaron Panko

From: Corey Withroe <withroe@gmail.com>
Sent: Wednesday, September 19, 2018 9:58 PM
To: Aaron Panko
Subject: I oppose Kuebler Costco Development

• Surrounding streets and I-5 interchange will be overwhelmed. Kuebler is already at 85% of its capacity, Costco and the other developments would exceed the parkway's and interchange's capacity. • The traffic study done by the developers has been declared flawed by ODOT and City needs to require a new traffic study taking into account all proposed developments in the area. • The massive Costco warehouse will destroy registered wetlands on the property, impact flooding in local creeks, and eliminate a grove of more than 50 trees including a white oaks and majestic conifers. • Originally the developer promised the city that this development would be a neighborhood commercial center—NOT a regional commercial center such as Costco that will attract regional traffic from all of Marion and Polk counties.

I travel Kuebler every day. A Costco there WILL cause many problems.

Thanks,
Corey Withroe

Aaron Panko

From: Dustin Wylam <dustinwylam@yahoo.com>
Sent: Thursday, September 20, 2018 6:15 AM
To: Aaron Panko
Subject: Costco relocation SPR DAP 18-15

Please do not approve the Costco relocation to Kuebler Blvd (SPR DAP 18-15). The majority of South Salem residents are strongly opposed. The tax payers voices matter. It is your duty to respect the collective voices of South Salem and do what's right for the city. Thanks. Dustin Wylam DMD

Sent from my iPhone

**COMMENTS BEFORE
CC HEARING NOTICE
MAILED ON 11.20.18**

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Friday, November 09, 2018 3:26 PM
To: Aaron Panko
Subject: FW: Appealing Costco Development

- Lisa | 503-540-2381

From: DOUGLAS A FARRIS [mailto:DBFARRIS62@msn.com]
Sent: Friday, November 09, 2018 2:57 PM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: Appealing Costco Development

Dear City Council,

We are writing in regard to Case# SPR DAP 18-15 and the proposed Costco Development. We are very much opposed to the proposed Costco development and the possible additional development right next door to it. We have lived in South Salem for 20 years, at 5046 Riley Ct., a nice quiet neighborhood which would have the huge Costco building backed up to our street. People in our neighborhood do not want a huge commercial center at this location! The Salem Clinic has a low profile quiet office at the corner of Boone and BattleCreek. They are great neighbors! Couldn't something similar be considered for this location? When we moved to Riley Court our understanding was this land would be residential. I think that was before PacTrust bought the land.

There are several reasons that this is not a well-thought out plan:

1. The traffic on Kuebler, 27th, Boone Rd and BattleCreek. We know what it is like to use the I-5/Kuebler interchange. How could the additional traffic on all of these streets be managed?
2. The huge trucks delivering daily every kind of goods to supply such a huge retail store will be noisy and bothersome to all who live nearby.
3. The Gas station that is proposed is huge (as is the gas station at the Costco on Mission) and would have a constant flow of traffic. Sorry, that is not a good idea!
4. The many acres of paved parking will create drainage issues. In addition we would be losing several big oak trees and fir trees. Also, we would have a huge amount of lighting day and night!
5. Across the freeway at the Mill Creek land there is lots of room and no residential area to consider. Wouldn't that be a good option?

We ask, is it worth it to OK an enormous development at the entrance to a quiet, desirable South Salem residential area, where most people are not in favor of having it? We believe the answer is "NO."

Thank you for considering our perspective.

Sincerely,

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Tuesday, November 13, 2018 12:16 PM
To: Aaron Panko
Subject: FW: Contact City Council
Attachments: ATT00001.bin

- Lisa | 503-540-2381

From: noreply@cityofsalem.net [mailto:noreply@cityofsalem.net] **On Behalf Of** dmdobay@gmail.com
Sent: Saturday, November 10, 2018 6:00 PM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: Contact City Council

Your Name	Dianna Dobay
Your Email	dmdobay@gmail.com
Your Phone	5034094193
Street	2245 Songbird Ct SE
City	Salem
State	OR
Zip	97306
Message	<p>Re: New Costco Site (Case# SPR DAP18-15) Jurisdiction over the appeals for the above mentioned case needs to be moved to the council! This case will have such a large impact on the community surrounding this proposed site. Within a mile and a half of the site is at least 3 schools, two of which are elementary. There are also many parks that families and children frequent, as well as countless lovely bike and walking routes. The additional traffic this new proposal will bring will annihilate the beauty of these attractions and squander the community. Additionally, my neighbors have brought up the following points on our community website: Here are some points you can use in an email:</p> <ul style="list-style-type: none">• IF Costco is allowed to move to Kuebler Blvd it will be the first of three potential developments in the I-5 and Kuebler Blvd vicinity totally 82.6 acres of commercial development—more than TWICE the size of the Woodburn Premium Outlets.• The three projects could include more than 3,000 parking spaces—Costco development has 1,000 parking spaces alone. These developments will draw dense traffic 7 days a week. Originally, Pactrust indicated that there would be no gas stations, now they are proposing over 30 pumps. Adding pollution to our streams.• Surrounding streets and I-5 interchange will be overwhelmed. Kuebler is already at 85% of its capacity, Costco and the other developments would exceed the parkway's and interchange's capacity.• The traffic study done by the developers has been declared flawed by ODOT and City needs to require a new traffic study taking into account all proposed developments in the area.• The massive Costco warehouse will impact flooding in local creeks and destroy a grove of more than 80

	trees including a white oaks and majestic conifers. • Originally the developer promised the city that this development would be a neighborhood commercial center—NOT a regional commercial center such as Costco that will attract regional traffic from all of Marion and Polk counties. Please hear our pleas to stop this new development that will ruin our neighborhoods. Dianna Dobay
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This email was generated by the dynamic web forms contact us form on 11/10/2018.

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Sunday, November 18, 2018 2:18 PM
To: Aaron Panko
Subject: Fwd: Contact City Council
Attachments: ATT00001.bin

- Lisa | 503-540-2381

From: noreply@cityofsalem.net <noreply@cityofsalem.net> on behalf of jwblack49@gmail.com
<jwblack49@gmail.com>
Sent: Saturday, November 17, 2018 7:17:31 PM
To: citycouncil
Subject: Contact City Council

Your Name	James Black
Your Email	jwblack49@gmail.com
Your Phone	503-580-8633
Street	2160 Landau St SE
City	Salem
State	OR
Zip	97306
Message	<p>I wish to express concern over the proposed Costco/PacWest development at Kuebler and Battle Creek. While I support reasonable growth, the Council must consider all impacts to the local areas involved. It is evident that the transportation study conducted in support of this development was inadequate as, among other things, it did not consider impacts to traffic in neighboring residential areas. As there are no direct routes or arterials between Commercial Street and Battle Creek, except for Kuebler, when traveling to the new Costco site the people coming from the south will not go north to Kuebler but will cut through residential streets insufficiently designed to carry this increased traffic. They will travel over such streets as Landau and Reed and Baxter none of which are adequately sized and all of which are currently overloaded. If the council wishes to approve this</p>

development I appeal to you to require the development of the Fabrey Street extension from its intersection at Reed street to Battle Creek. If such extension is sized appropriately and a traffic light placed at the intersection of Battle Creek and Fabrey it would provide more direct access to the shopping area cutting down on traffic in the residential streets of the area as well as off-loading Kuebler at the same time. The Fabrey Street extension is already approved and in the city Transportation Plan...it just needs to be funded and developed before the Costco development is in place. I believe that this would alleviate the overcrowding of the residential streets of the area that will surely happen if Fabrey is not completed. Thank you for considering this in your deliberations. Respectfully submitted.

This email was generated by the dynamic web forms contact us form on 11/17/2018.

Aaron Panko

From: danka8@juno.com
Sent: Friday, November 16, 2018 1:46 PM
To: Aaron Panko
Subject: Speed Bumps and the Like

Aaron,

Please help me understand some points related to the recent approval of the Costco/PacTrust project.

The Decision, Page 2 of Attachment F, 11, requires the installation of traffic calming measures in the residential area south of the proposed development. This derives from CPC-ZC06-6.

But when I refer to CPC-ZC06-6, the wording on page 47, first paragraph states, "A condition of approval is imposed requiring a contribution of \$5,000 for neighborhood street calming improvements to be distributed by the City as it deems appropriate." The area is not limited.

Page 5 of the Applicant's Statement for the rezone states, "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." That certainly includes the Centex houses along Alex and Forsythe streets (which were under construction during this time frame).

If PacTrust/Kittleson states the obvious, why is the City requiring traffic calming measures only south of the development?

When Kuebler was widened the Morningside Neighborhood Association was told Stroh Lane would be a right-in, right-out configuration. What resulted was a right-in, right-out, left-in configuration. This nicely facilitates cut-through traffic seeking to avoid a delay at the Kuebler/Battle Creek intersection. It will only get worse and, so far, the City has done nothing in response.

So, again, why are traffic calming measures restricted to the area south of the development site?

Dan Reid
Ward 3

Wall Street Legend â€œLeaksâ€ â€œSecret Stockâ€ To Retire On pro.oxfordclub.com
<<http://thirdpartyoffers.juno.com/TGL3132/5bef3ac5d41303ac55d31st04vuc>>
<http://thirdpartyoffers.juno.com/TGL3132/5bef3ac5d41303ac55d31st04vuc>
<<https://d32oduq093hvot.cloudfront.net/icons/sponsoredlinksby.png>>

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Tuesday, November 13, 2018 11:46 AM
To: Aaron Panko
Subject: Fwd: Object to Costco move to Kuebler Blvd.

- Lisa | 503-540-2381

From: Shari Coon <skroetts@gmail.com>
Sent: Tuesday, November 13, 2018 7:11:44 AM
To: citycouncil; Tom Andersen; Brad Nanke
Cc: Shari Coon
Subject: Object to Costco move to Kuebler Blvd.

Dear Salem City Council,

I am writing to let you know that I am against the proposed development planned for Kuebler and I-5. This includes allowing Costco to move their location to this piece of property.

We have reviewed the traffic study, which is not accurate for including the massive amount of increased car and truck traffic to this planned development. We understand that this zoning change to allow commercial development was made years before we bought our home. We also understand that the approval for this zoning change did not factor in a Costco nor gas pumps. In addition, there will be a loss of old oak trees, flooding in local creeks, and other environmental losses. I am so disturbed that this "plan" has even went this far.

Again, we are not in support of the planned development. I recommend getting feedback like the City of Salem did for the Riverfront Park development, downtown landscape changes, etc. Why can't this be done?

Shari Coon

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Tuesday, November 13, 2018 12:15 PM
To: Aaron Panko
Subject: FW: Contact City Council
Attachments: ATT00001.bin

- Lisa | 503-540-2381

From: noreply@cityofsalem.net [mailto:noreply@cityofsalem.net] **On Behalf Of** Anaid1105@gmail.com
Sent: Sunday, November 11, 2018 11:39 AM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: Contact City Council

Your Name	Diana Lynn Phillips
Your Email	Anaid1105@gmail.com
Street	1884 Skyline Ct S
City	Salem
State	OR
Zip	97306
Message	Please stop Costco from destroying our south salem area. Traffic is already congested, trying to get from our homes to the freeway is at a stand still now. Costco is a mega shopping center. Putting in 35 gas pumps, estimated 3000 parking spots will flood our community. We have Costco already at hawthorne, Albany and Wilsonville. We dont need more Costco. Please we live near the freeway. There is no way we can handle this traffic. It will be unlivable on our streets Thank you for stopping this development.

This email was generated by the dynamic web forms contact us form on 11/11/2018.

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Tuesday, November 13, 2018 12:17 PM
To: Aaron Panko
Subject: FW: SPR-DAP18-15

- Lisa | 503-540-2381

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

From: Veronica Cramer [mailto:veronica17cramer@gmail.com]
Sent: Saturday, November 10, 2018 7:54 AM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: SPR-DAP18-15

To our city council,

My family is writing you to plead with you to pass a motion to assume jurisdiction over any appeals to the City Staff's decision.

Surrounding streets and I-5 interchange will be overwhelmed. Kuebler is already at 85% of its capacity, Costco and the other developments would exceed the parkway's and interchange's capacity.

We live in the Cambridge neighborhood and already experience people who drive through our neighborhood to avoid the backup on Kuebler during peak traffic and even just to bypass the light so they can get to Battlecreek faster. Drivers don't follow the speed limit even with all our kids outside playing. It's already stressful as it is without stop signs. We have a beautiful neighborhood with big driveways and front yards but we can't let the children play because of the cars that go flying through here. What more if Costco comes into Kuebler. It's not a good idea. It's not good for South Salem. Costco needs to stay where they are or find another location.

Please listen to our local community here.

Thank you,
Cramer Family

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Tuesday, November 13, 2018 12:17 PM
To: Aaron Panko
Subject: FW: Case# SPR DAP18-15

- Lisa | 503-540-2381

From: Michelle Phillips [mailto:michellemalloryphillips@yahoo.com]
Sent: Friday, November 09, 2018 8:12 PM
To: citycouncil <citycouncil@cityofsalem.net>; Brad Nanke <BNanke@cityofsalem.net>
Subject: Case# SPR DAP18-15

I'm writing to request the City Council introduce and pass a motion to assume jurisdiction over any appeals to to the City Staff's decision regarding Case# SPR DAP18-15. We live in the Cambridge Neighborhood (Ward 3) and our entire neighborhood is very concerned about this development. We were hoping to have a nice neighborhood shopping area, not a regional commercial center such as Costco. A development this large needs to be decided by the Mayor and City Council.

Thank you,
Michelle Phillips
4915 Chauncey Ct SE, Salem, OR 97302

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Tuesday, November 13, 2018 12:17 PM
To: Aaron Panko
Subject: FW: Contact City Council
Attachments: ATT00001.bin

- Lisa | 503-540-2381

From: noreply@cityofsalem.net [mailto:noreply@cityofsalem.net] **On Behalf Of** song1mom@yahoo.com
Sent: Friday, November 09, 2018 7:47 PM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: Contact City Council

Your Name	Linda Wheeler
Your Email	song1mom@yahoo.com
Your Phone	5039997842
Street	5466 Sugar Plum St SE
City	Salem
State	OR
Zip	97306
Message	<p>Please introduce and pass a motion to assume jurisdiction over any appeals to the City Staff's decision (Case# SPR DAP18-15) Pertaining to the relocation of Costco store to 27th and Kuebler:</p> <p>1) IF Costco is allowed to move to Kuebler Blvd it will be the first of three potential developments in the I-5 and Kuebler Blvd vicinity totally 82.6 acres of commercial development—more than TWICE the size of the Woodburn Premium Outlets. 2) The three projects could include more than 3,000 parking spaces—Costco development has 1,000 parking spaces alone. These developments will draw dense traffic 7 days a week. Originally, PacTrust indicated that there would be no gas stations, now they are proposing over 30 pumps. Adding pollution to our streams. 3) Surrounding streets and I-5 interchange will be overwhelmed. Kuebler is already at 85% of its capacity, Costco and the other developments would exceed the parkway's and interchange's capacity. 4) The traffic study done by the developers is flawed and inadequate. 5) The massive Costco warehouse will impact flooding in local creeks and destroy a grove of more than 80 trees including a white oaks and majestic conifers 6) Originally the developer promised the city that this development would be a neighborhood commercial center—NOT a regional commercial center such as Costco that will attract regional traffic from all of Marion and Polk counties. Thanks for your help.</p>

This email was generated by the dynamic web forms contact us form on 11/9/2018.

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Tuesday, November 13, 2018 12:18 PM
To: Aaron Panko
Subject: FW: SPR DAP18-15 SUPPORTING COSTCO

- Lisa | 503-540-2381

From: Carolyn Schleufer [mailto:all.i.am.is.yours@gmail.com]
Sent: Friday, November 09, 2018 3:37 PM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: SPR DAP18-15 SUPPORTING COSTCO

Thank you so much for listening to those of us that live in South Salem and will face the changes directly... We WANT Costco to move to the new location! What a blessing and great impact for our community as a whole! I couldn't be more supportive of this wonderful change!

As many know, those in opposition tend to be the noisiest about their opinion, but I truly believe, based on everyone that I've talked to and all the posts and comments in reply to opposition, that the majority is most certainly FOR Costco moving in to our neighborhood.

What a fantastic opportunity to create work, bring needed shopping and fuel as well as improvements to the area.

Please, support and allow Costco to transition to the proposed new location.

Thank you,
Carolyn Schleufer

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Friday, November 09, 2018 2:26 PM
To: Aaron Panko
Subject: FW: Contact City Council
Attachments: ATT00001.bin

- Lisa | 503-540-2381

From: noreply@cityofsalem.net [mailto:noreply@cityofsalem.net] **On Behalf Of** papolee@comcast.net
Sent: Friday, November 09, 2018 2:25 PM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: Contact City Council

Your Name	Lee Rosen
Your Email	papolee@comcast.net
Your Phone	3609511371
Street	4990 Albion CT SE
City	Salem
State	OR
Zip	97302
Message	Many of my neighbors are not happy with the proposed move by Costco. I do not agree. I see this as a positive for the area. Thank you, Lee Rosen

This email was generated by the dynamic web forms contact us form on 11/9/2018.

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Friday, November 09, 2018 3:24 PM
To: Aaron Panko
Subject: FW: Proposed Costco Construction in SE Salem off Kuebler

- Lisa | 503-540-2381

From: hiddenecreek3 [mailto:hiddenecreek3@gmail.com]
Sent: Friday, November 09, 2018 2:33 PM
To: Steve McCoid <SMcCoid@cityofsalem.net>
Cc: citycouncil <citycouncil@cityofsalem.net>
Subject: Proposed Costco Construction in SE Salem off Kuebler

We have been out of town and understand that this is the last day to send comments on to you about the Costco proposed construction off Kuebler in SE Salem. We have voiced our opinion to others; but, we feel it is important to contact you, also—Steve as the Ward 4 representative and the Council as a body. The Salem Planning Commission did not seem to take all of our concerns seriously, so we are asking you, Steve, or any member of the Council to introduce and get passed a motion to assume jurisdiction over any appeals to the City Staff's decision (case # SPR-DAP18-15). We would like the City Council to be the final arbiter in this matter; and, we would hope that you would look into the proposal in more depth than the Salem Planning Commission did. The quality of life of your constituents must count for something. We live in a series of neighborhoods surrounding the proposed site for Costco. On that property now is a medical clinic and a couple of other small businesses. The remaining parcels were to be for other small businesses that would fit into our whole area. There was no mention of a Costco type development when the whole development of the parcel was proposed. We already have very heavy traffic on Kuebler during commute times—the main way off of I-5 that our many hundreds of people take going and coming from work each day. Whomever did the traffic survey and indicated Kuebler could accommodate the additional Costco traffic was wrong—there will be deadlock and extreme noise in our neighborhoods all of the time. It is not just the Costco traffic—there are 2 other huge projects going on now off Kuebler, right by the proposed Costco site—a 3 story assisted care facility and a large plot of new homes—add that traffic into the total. The total number of parking spaces (and thus cars) will exceed Woodburn Mall (in a quiet, peaceful neighborhood, no less). Has anyone even driven around our area to see what it is like? We, for example, live in a very peaceful development within the neighborhood called Woodscape Glen. It is a wooded, garden community located just off Boone and Battlecreek (across the street from the parcel that Costco would go in). We have native plants and huge trees and chipmunks, squirrels, birds, and a deer once in a while—our streets are really narrow paved paths. Does this sound like the type of place that should be next to Costco? The houses directly across from the Costco site would have constant noise; and, like us, would find it about impossible to get out from their streets to go toward Kuebler or Commercial. We are not against having a Costco at this end of town; but, there is no need to ruin our neighborhood to do that. There are many parcels of land on the other side of I-5 off Kuebler, which would be much better suited to that type of project. If you drove out this way and went just past Bonaventure on the east side of I-5, you would be able to see a number of parcels of land which would be appropriate (and which would be easy access for customers coming off I-5). We would appreciate you looking into this in depth and taking the time to really assess the impact on our whole SE area. As we said, quality of life for your citizens has to be a priority; and, there certainly are other options. Thank you for your consideration!

Jackie Rice and Karen Eason

2411 Wintercreek Way SE
Salem, OR 97306
Hiddencreek3@gmail.com

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Friday, November 09, 2018 3:26 PM
To: Aaron Panko
Subject: FW: Case#SPR DAP18-15

- Lisa | 503-540-2381

From: Joanne Domogalla [mailto:jdomo@comcast.net]
Sent: Friday, November 09, 2018 2:52 PM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: Case#SPR DAP18-15

Dear City Council,

Please stop Costco from destroying our South Salem area. Traffic is already congested, trying to get from our homes to the freeway is at a standstill now. Costco is a mega shopping center. Putting in 35 gas pumps, estimated 3000 parking spots will flood our community. We have Costco already at Hawthorne, Albany and Wilsonville. We don't need more Costco's.

We live near Sumter School/ Sprague out South, and our only way to the freeway will be right by Costco. There is no way Kuebler and our other arteries will be able to handle this traffic. This will bring so much congestion.

It also seems that there will be 3 other potential developments in this area covering 82.6 acres. Which brings up the removal of an oak stand and the impact on the environment to that area.

The developer originally said that the development would be a neighborhood commercial center, not a mega regional center.

We are asking that the city council do something to stop this development. We do not want Costco here.

Thank you for time and listening.

Best regards,

Joanne & Steve Domogalla

Aaron Panko

From: Bill <willisw2001@aol.com>
Sent: Friday, November 09, 2018 4:30 PM
To: citycouncil; Aaron Panko; Glenn Baly
Subject: Costco (case SPR DAP 18)
Attachments: Panko.ltr.docx; Costco trip comparison2.xlsx

Mayor Bennett and Councilors,

In support of the appeal to the Costco relocation being filed by the South Gateway Neighborhood Association, I am attaching my Sept. 12 letter to Aaron Panko and accompanying spreadsheet. I believe that the traffic engineers, Kittelson and Assoc., have seriously underestimated the traffic impacts of this large development to Kuebler Blvd., I-5, and neighborhood streets. Thank you for your consideration.

Bill Worcester
1935 Wickshire Ave. SE

Sent from Mail for Windows 10

September 12, 2018

Aaron Panko, Case Manager

City of Salem

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

Dear Mr. Panko:

In light of the proposed location of a new 168,550-square-foot Costco, along with other retail developments, near the intersection of 27th and Kuebler, my wife and I attended the open house held near the site on June 19. I was subsequently able to obtain a copy of the Kittelson & Assoc. traffic impact analysis (TIA).

I am not a traffic engineer, but I am a retired Marion County engineer and public works director with 30 years of experience dealing with land use and traffic issues. My impression from a conversation with the Kittelson representative at the open house, reinforced by reviewing the TIA, is that Kittelson's analysis seriously underestimates the new trips to be attracted by this large-scale project. Google helped me to find five other Costco TIA's, three done by Kittelson and two by other consultants. Boiling the typically massive document down to some basic numbers, I believe Kittelson is underestimating trip generation by 33% to 50%. The attached spreadsheet shows how I reached this conclusion.

1. The TIA estimates new Costco net daily trips ("net" excludes pass-by and intra-site trips) at 7,210 and weekday pm peak hour trips at 1,198. Daily trips thus equal 6 times peak hour trips. However, in the other five studies, daily trips average 12.1 x peak hour trips. Applying that ratio to the Costco TIA, net daily trips should be $12.1 \times 1,198 = 14,496$ trips, DOUBLE Kittelson's estimate.
2. From another angle, the TIA estimates net daily trips at 43 per 1,000 square feet (ksf) of building area. The other five studies average 64 trips per ksf. Applying that ratio to the Costco TIA, net daily trips should be $168.55 \text{ ksf} \times 64 = 10,787$, an increase of 3,577 trips over Kittelson's estimate. Kittelson's number is 33% low by this measure.

Other concerns include the narrow focus of the TIA to the immediate area of the Costco site. It ignores additional cut-through traffic in the south end of the Morningside neighborhood where we live, and possibly the South Gateway neighborhood as well, when Kuebler Blvd.

and/or Battlecreek Rd. inevitably become more congested, especially at morning and evening commute hours. Our personal interest is the already high volume of cut-through traffic using the Boone/Kinsington/Wickshire/Southampton corridor as an alternate to Kuebler between Commercial St. and Battlecreek Rd. The Boone/Kinsington/Wickshire/Chauncey/Webster corridor is also the only route for much of Morningside neighborhood traffic to access Kuebler and Commercial. Look at a map and you can see why I refer to this as a 'funnel' route to our neighbors to the north of Wickshire.

The TIA takes a piecemeal approach, looking at Costco in isolation. It ignores the cumulative impact of Costco plus two adjacent regional shopping centers, plus the existing and future businesses on the site, plus the million-square-foot Amazon distribution center off Aumsville Highway, plus the huge retirement facility under construction to the south of the Costco site, and hundreds of new and proposed apartments and subdivisions now in the development process. All this combined portends gridlock on Battlecreek and Kuebler, and unacceptable cut-through traffic on our neighborhood streets.

The TIA does not address the increased difficulty south Morningside residents will face in accessing Battlecreek Rd. when it becomes a major thoroughfare leading to Costco and the adjacent shopping centers. The intersections with Sunland, Gladmar, Independence, Soughampton, and Forsythe all have limited sight distance looking north and south along Battlecreek, due to hills and curves. It is already a challenge to enter Battlecreek safely, due to steadily increasing traffic and excessive speeds many vehicles travel on Battlecreek. We may need a signal at one of these intersections (Independence?) by build-out of the proposed developments to make access onto Battlecreek reasonably convenient and safe.

While the TIA touches on the functionality of the I-5/Kuebler interchange, it is clearly Costco's intent to draw shoppers from the region, not just Salem. The two adjacent shopping centers are also labeled "regional." The regional traffic impacts on the interchange and Kuebler itself need further analysis and probably additional mitigating measures to insure an acceptable level of service in this already busy locale.

To sum up, I submit there is a solid case for requiring Kittelson to revisit their trip generation numbers for Costco and all affected mitigation measures. Understating new daily trips by 33% to 50% is a serious flaw with implications for many other assumptions and findings throughout the study, and therefore undercuts the scope of mitigation measures that should be

required in the immediate Costco vicinity, along Kuebler and Battlecreek within a reasonable radius. It also downplays impacts of spill-over traffic using neighborhood streets to avoid congested arterials that should provide efficient access to the proposed regional shopping developments. Any TIA produced by professional traffic engineers should be based on realistic assumptions for the type and size of the development, and accurately project its true impacts on the surrounding area and existing infrastructure.

While it's probably safe to assume the Costco relocation is a done deal at this point, the residents of our impacted neighborhoods deserve a TIA that objectively addresses issues that directly affect our quality of life, and proposes mitigations sufficient to limit impacts as much as possible. Please feel free to contact me if you have any questions, and thank you for your attention to this matter of great concern to us and our neighbors here in south Morningside.

Respectfully,
Bill Worcester
1935 Wickshire Ave SE
503-371-9293
willisw2001@aol.com

Attach: Trip Comparison Spreadsheet

C: Mayor Chuck Bennett
City Council Members
Pamela Schmidling, Chair, Morningside Neighborhood
Glenn Baly, Chair, South Gateway Neighborhood
Dan & Kathy Reid

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Friday, November 09, 2018 11:06 AM
To: Aaron Panko
Subject: FW: Case# SPR DAP18-15

For the record.

- Lisa | 503-540-2381

From: WD Smith [mailto:wdsmith39@gmail.com]
Sent: Friday, November 09, 2018 11:01 AM
To: citycouncil <citycouncil@cityofsalem.net>; Chuck Bennett <CBennett@cityofsalem.net>
Subject: Case# SPR DAP18-15

The Mayor and the City Council must intervene on this decision. The Planning Department Staff can look at the technical issues but they do not make judgments related to the impact this decision will have on the residents of South Salem.

Mr. Mayor and City Council Members we need your help to stop this.

The one million square foot Amazon Fulfillment Center on Kuebler Blvd and Lancaster Drive is scheduled to open this Fall. Several hundred more cars will traverse Kuebler Blvd and the Interstate 5 Interchange onto Kuebler. Additionally, several hundred more trucks will be delivering and picking up Amazon goods every day. Read about the effect an Amazon Fulfillment Center had on Robbinsville New Jersey. We can do nothing about the Amazon effect on Kuebler Blvd and the surrounding roads and neighborhoods. We can do something about the proposed Costco facility on Kuebler Blvd.

Amazon's mega warehouse gridlocks traffic in N.J. towns

Updated December 2, 2015 at 12:36 PM; Posted December 1, 2015 at 6:08 PM

By Cristina Rojas
crojas@njadvancemedia.com,
For NJ.com

UPDATE: N.J. mayor vows to sue Amazon over warehouse traffic gridlock

ROBBINSVILLE -- The holiday rush is underway at Amazon's 1.2 million-square-foot fulfillment center in Robbinsville.

Bins full of orders move along 14 miles of conveyor belts, but outside, traffic grinds to a halt for miles when more than 4,000 employees are going in and out during rush hour.

"Since this holiday season, it's gotten horrendous," said Debbie Lange, whose Lynwood Estates neighborhood in Upper Freehold bears the brunt of the traffic gridlock. "It's really bad."

School buses get caught up in the traffic, kids who drive to school arrive late and it has become nearly impossible to get in and out of the neighborhood that sits across the street from the Gordon Road entrance.

Lange said the drive to Allentown High School would normally take four minutes but is now a half-hour.

Another resident, Robert Lerman, said it can take as long as 40 minutes to move three-quarters of a mile. When his wife drops off their sons at sports practice, a 10-minute round trip has now become a 35- to 40-minute drive.

"This could be solved if they would move the shifts, but they've got it right in the middle of rush hour when people are trying to go to work or come home," he said.

"The quality of life has been destroyed."

The proposed Costco Facility on Kuebler Blvd and Battle Creek Road and adjacent commercial development will move the traffic from Hawthorne Avenue SE, SR 22 and I-5 to Battle Creek Road, Kuebler Blvd and I-5 on top of the hundreds of Amazon cars and hundreds of trucks servicing the Amazon Facility. Do we want the "quality of our lives" destroyed? Contact the City Planning Office and the City Council to register your concerns. Costco on Kuebler is not a done deal in spite of what Costco Management might think.

SAY NO TO COSTCO ON KUEBLER BLVD!

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Friday, November 09, 2018 11:12 AM
To: Aaron Panko
Subject: FW: Contact Lisa Anderson-Ogilvie
Attachments: ATT00001.bin

- Lisa | 503-540-2381

From: noreply@cityofsalem.net [mailto:noreply@cityofsalem.net] **On Behalf Of** coaktek2@msn.com
Sent: Friday, November 09, 2018 9:51 AM
To: Lisa Anderson-Ogilvie <LMAnderson@cityofsalem.net>
Subject: Contact Lisa Anderson-Ogilvie

Your Name	Janelle Coakley
Your Email	coaktek2@msn.com
Your Phone	5035409896
Street	2655 Foxhaven Dr SE
City	Salem
State	OR
Zip	97306
Message	I'm asking you to vote "NO" on Costco's intent to build on Kuebler. They have lied about the original size store they intend to build, they've added a gas station, their traffic study is inaccurate, their water run off from so much sealed landscape will create flooding situations, they didn't include the ramifications of Amazon when they did their study and it will destroy a grove of oak trees.

This email was generated by the dynamic web forms contact us form on 11/9/2018.

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Friday, November 09, 2018 11:12 AM
To: Aaron Panko
Subject: FW: Costco development

- Lisa | 503-540-2381

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

From: Kimmberly Mcbeth
Sent: Friday, November 09, 2018 9:44 AM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: FW: Costco development

Please contact.

Thank you,

Kimmberly McBeth

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

From: Patrice CC [mailto:aiello973@comcast.net]
Sent: Friday, November 9, 2018 9:41 AM
To: Kimmberly Mcbeth <KMcbeth@cityofsalem.net>
Subject: Costco development

To Salem City Council

I sent a letter of protest to the city previously before the initial decision was made. My letter is part of the documentation that I received on October 23 from the office of Aaron Panko. So, I am not going to restate that letter since the city has it.

I now understand from a posting on Next Door that there is room for further action. So, I am again contacting the city.

I urge you to introduce and pass a motion to assume jurisdiction over any appeals to the City Staff's decision (Case# SPR DAP18-15).

Patrice and Frank Aiello
6067 Pikes Pass St SE
97306

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Friday, November 09, 2018 11:25 AM
To: Aaron Panko
Subject: FW: Contact City Council
Attachments: ATT00001.bin

- Lisa | 503-540-2381

From: noreply@cityofsalem.net [mailto:noreply@cityofsalem.net] **On Behalf Of** kathleenbuzz@gmail.com
Sent: Friday, November 09, 2018 7:05 AM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: Contact City Council

Your Name	Kathleen BUSWELL
Your Email	kathleenbuzz@gmail.com
Your Phone	503-910-8079
Street	5226 Snowflake St Se
City	Salem
State	OR
Zip	97306
Message	<p>Regarding SPR-DAP18-15. PLEASE DO NOT ALLOW THIS DEVELOPMENT TO GO THROUGH. There are better places more suitable. 1) IF Costco is allowed to move to Kuebler Blvd it will be the first of three potential developments in the I-5 and Kuebler Blvd vicinity totally 82.6 acres of commercial development—more than TWICE the size of the Woodburn Premium Outlets. 2) The three projects could include more than 3,000 parking spaces—Costco development has 1,000 parking spaces alone. These developments will draw dense traffic 7 days a week. Originally, PacTrust indicated that there would be no gas stations, now they are proposing over 30 pumps. Adding pollution to our streams. 3) Surrounding streets and I-5 interchange will be overwhelmed. Kuebler is already at 85% of its capacity, Costco and the other developments would exceed the parkway's and interchange's capacity. 4) The traffic study done by the developers is flawed and inadequate. 5) The massive Costco warehouse will impact flooding in local creeks and destroy a grove of more than 80 trees including a white oaks and majestic conifers 6) Originally the developer promised the city that this development would be a neighborhood commercial center—NOT a regional commercial center such as Costco that will attract regional traffic from all of Marion and Polk counties.</p>

This email was generated by the dynamic web forms contact us form on 11/9/2018.

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Friday, November 09, 2018 11:25 AM
To: Aaron Panko
Subject: FW: Contact City Council
Attachments: ATT00001.bin

- Lisa | 503-540-2381

From: noreply@cityofsalem.net [mailto:noreply@cityofsalem.net] **On Behalf Of** jlwhome18@msn.com
Sent: Thursday, November 08, 2018 7:04 PM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: Contact City Council

Your Name	Jennifer Watkins
Your Email	jlwhome18@msn.com
Your Phone	9712186044
Street	5166 Cultus Ct SE
City	Salem
State	OR
Zip	97306
Message	<p>Dear City Council member, I'm writing to ask you to introduce and pass a motion to assume jurisdiction over any appeals to the City Staff's decision (Case# SPR DAP18-15) in regards to the development on Kuebler and 27th. I use the intersection at Kuebler and 27th on a daily basis. Even with Kuebler road widening, there are times of the day when traffic is backed up on Kuebler from the I-5 interchange, beyond the 27th Street intersection. Currently we have a neighborhood development and a retirement center going in. Neither project is currently finished and this intersection is already overwhelmed during busy times of the day. I understand Kuebler is already at 85% of its capacity, Costco and the other developments would exceed the parkway's and interchange's capacity. I have heard the traffic study done by the developers is flawed and inadequate. Our current traffic problem can attest to that. Originally the developer promised the city that this development would be a neighborhood commercial center—NOT a regional commercial center such as Costco that will attract regional traffic from all of Marion and Polk counties. This is NOT what we agreed to! Finally, part of the reason we love South Salem so much is the proximity to I-5 and other businesses, yet it keeps its rural feel. A massive Costco warehouse will impact flooding in local creeks and destroy a grove of more than 80 trees including a white oaks and majestic conifers. Please. We need your help to save the integrity of our local community. Thank you Jennifer Watkins South Salem Foxhaven area neighbor</p>

This email was generated by the dynamic web forms contact us form on 11/8/2018.

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Friday, November 09, 2018 11:25 AM
To: Aaron Panko
Subject: FW: Contact City Council
Attachments: ATT00001.bin

- Lisa | 503-540-2381

From: noreply@cityofsalem.net [mailto:noreply@cityofsalem.net] **On Behalf Of** tlkeuler@msn.com
Sent: Thursday, November 08, 2018 6:45 PM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: Contact City Council

Your Name	Tracy Keuler
Your Email	tlkeuler@msn.com
Your Phone	503-391-7777
Street	Rees hill rd se
City	Salem
State	OR
Zip	97306
Message	I'm excited to have Costco come to South Salem! I totally support it!

This email was generated by the dynamic web forms contact us form on 11/8/2018.

Aaron Panko

From: Janelle <janelleckly47@gmail.com>
Sent: Friday, November 09, 2018 10:34 AM
To: Aaron Panko
Subject: Costco

I'm asking you to vote "NO" on Costco's intent to build on Kuebler. They have lied about the original size store they intend to build, they've added a gas station, their traffic study is inaccurate, their water run off from so much sealed landscape will create flooding situations, they didn't include the ramifications of Amazon when they did their study and it will destroy a grove of oak trees.

Janelle Coakley

Sent from Mail for Windows 10

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Friday, November 09, 2018 9:46 AM
To: Aaron Panko
Subject: Fwd: Costco in a Residential Area

For the record.

- Lisa | 503-540-2381

From: Adele Koltun <akoltun64@gmail.com>
Sent: Friday, November 9, 2018 9:44:29 AM
To: citycouncil
Subject: Costco in a Residential Area

I am astounded you would approve the location of a huge regional box store and gas station in my neighborhood. I could not believe you had the audacity to say there would be no traffic impact on this area. Certainly you've all gone to the current Costco which is always a traffic nightmare... both the store and gas station are packed with cars all day. The proposed store and gas are much larger. They're open seven days a week...I suggest you live across a two lane road from this proposed store and consider the endless traffic, noise etc.of land plummeting value of your home. To say thousands of cars will not negatively impact our area is not only untrue but says you don't care about the people you are supposed to represent. Corporations should not be your priority.
Thank you for your consideration.

Adele Koltun

Sent from my iPhone

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Friday, November 09, 2018 9:45 AM
To: Aaron Panko
Subject: Fwd: Costco Project DAP 18-15

For the record.

- Lisa | 503-540-2381

From: judi morris <morris_judi@hotmail.com>
Sent: Friday, November 9, 2018 7:10:44 AM
To: citycouncil
Cc: glennbaly12345@gmail.com
Subject: Costco Project DAP 18-15

Please introduce and pass a motion to assume jurisdiction over any appeals to the City Staff's decision (Case #SPR DAP18-15).

Please consider these issues:

- If Costco is allowed to move to Kuebler Blvd, it will be the first of three potential developments in the I-5 and Kuebler Blvd vicinity, totaling 82.6 acres of commercial development—more than twice the size of the Woodburn Premium Outlets.
- The three projects could include more than 3,000 parking spaces—Costco has 1,000 spaces alone. These developments will draw dense traffic 7 days a week. Originally, Pactrust indicated that there would be no gas station. Now they are proposing over 30 pumps. All of these would increase the potential for pollution to our streams.
- Surrounding streets and the I-5 interchange will be overwhelmed. Kuebler is already at 85% of its capacity. Costco and the other developments would exceed the capacity of the parkway and the interchange.
- The traffic study done by the developers has been determined flawed by ODOT, and the City needs to require a new traffic study taking into account all proposed developments in the area.
- The massive Costco warehouse will impact flooding in local creeks and destroy a grove of more than 80 trees including white oaks and majestic conifers.
- Originally the developer promised the city that this development would be a neighborhood commercial center—NOT a regional commercial center such as Costco that will attract regional traffic from all of Marion and Polk counties.

Thank you,
Judi Morris
Ward 4

5213 9th CT SE
503 931-1329

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Friday, November 09, 2018 8:24 AM
To: Aaron Panko
Subject: FW: Contact City Council
Attachments: ATT00001.bin

For the file.

- Lisa | 503-540-2381

From: noreply@cityofsalem.net [mailto:noreply@cityofsalem.net] **On Behalf Of** paiyellow@gmail.com
Sent: Friday, November 09, 2018 8:15 AM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: Contact City Council

Your Name	Patrice Aiello
Your Email	paiyellow@gmail.com
Your Phone	503-302-1073
Street	6067 PikesPass St SE
City	Salem
State	OR
Zip	97306
Message	Re: Costco My previous letter of protest is part of the documentation for the decision on October 23rd that I received from the office of Aaron Panko. So , I am not restating that. However I have just learned from a posting on Next Door that further action is possible. I urge you to introduce and pass a motion to assume jurisdiction over any appeals to the City Staff's decision (Case# SPR DAP18-15).

This email was generated by the dynamic web forms contact us form on 11/9/2018.

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Thursday, November 08, 2018 4:32 PM
To: Aaron Panko
Subject: FW: Contact City Council
Attachments: ATT00001.bin

For the record.

- Lisa | 503-540-2381

From: noreply@cityofsalem.net [mailto:noreply@cityofsalem.net] **On Behalf Of** bndeaquinto@gmail.com
Sent: Thursday, November 08, 2018 11:03 AM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: Contact City Council

Your Name	Bill Eaquinto
Your Email	bndeaquinto@gmail.com
Your Phone	5034806980
Street	1865 Wickshire Ave S E
City	Salem
State	OR
Zip	97302
Message	<p>Request to introduce and pass a motion to assume jurisdiction over any appeals to the City Staff's decision (Case# SPR DAP18-15) I would like to ask that Costco development be denied due to the following reasons: 1) IF Costco is allowed to move to Kuebler Blvd it will be the first of three potential developments in the I-5 and Kuebler Blvd vicinity totally 82.6 acres of commercial development—more than TWICE the size of the Woodburn Premium Outlets. 2) The three projects could include more than 3,000 parking spaces—Costco development has 1,000 parking spaces alone. These developments will draw dense traffic 7 days a week. Originally, PacTrust indicated that there would be no gas stations, now they are proposing over 30 pumps. Adding pollution to our streams. 3) Surrounding streets and I-5 interchange will be overwhelmed. Kuebler is already at 85% of its capacity, Costco and the other developments would exceed the parkway's and interchange's capacity creating gridlock and congestion that is unreasonable. Also additional traffic will flow through the surrounding subdivisions like Cambridge and others creating a safety risk to our children. 4) The traffic study done by the developers is flawed, inadequate, outdated and does not take into account the impacts on neighborhoods in the South Salem area. 5) The massive Costco warehouse will impact flooding in local creeks and destroy a grove of more than 80 trees including a white oaks and majestic conifers. 6) Originally the developer promised the city that this development would be a neighborhood commercial center—NOT a regional commercial center such as Costco that will attract regional traffic from all of Marion and Polk counties.</p>

This email was generated by the dynamic web forms contact us form on 11/8/2018.

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Thursday, November 08, 2018 8:53 AM
To: Aaron Panko
Subject: FW: Case# SPR DAP18-15

For the file.

- Lisa | 503-540-2381

From: Julie Reis [mailto:reis7911@gmail.com]
Sent: Thursday, November 08, 2018 7:54 AM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: Case# SPR DAP18-15

Dear City Council,

I plead with you to read this email with an understanding this is coming from a person who vote regularly and I do not agree with the idea of having Costco being located in south Salem. Here are the reasons below. Thank you.

Julie Reis

Case# SPR DAP18-15

- 1) IF Costco is allowed to move to Kuebler Blvd it will be the first of three potential developments in the I-5 and Kuebler Blvd vicinity totally 82.6 acres of commercial development—more than TWICE the size of the Woodburn Premium Outlets.
- 2) The three projects could include more than 3,000 parking spaces—Costco development has 1,000 parking spaces alone. These developments will draw dense traffic 7 days a week. Originally, PacTrust indicated that there would be no gas stations, now they are proposing over 30 pumps. Adding pollution to our streams.
- 3) Surrounding streets and I-5 interchange will be overwhelmed. Kuebler is already at 85% of its capacity, Costco and the other developments would exceed the parkway's and interchange's capacity.
- 4) The traffic study done by the developers is flawed and inadequate.
- 5) The massive Costco warehouse will impact flooding in local creeks and destroy a grove of more than 80 trees including a white oaks and majestic conifers

6) Originally the developer promised the city that this development would be a neighborhood commercial center—NOT a regional commercial center such as Costco that will attract regional traffic from all of Marion and Polk counties.

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Thursday, November 08, 2018 8:54 AM
To: Aaron Panko
Subject: FW: Contact City Council
Attachments: ATT00001.bin

For the record.

- Lisa | 503-540-2381

From: noreply@cityofsalem.net [mailto:noreply@cityofsalem.net] **On Behalf Of** sheribear@comcast.net
Sent: Wednesday, November 07, 2018 9:38 PM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: Contact City Council

Your Name	Sheri Siddall
Your Email	sheribear@comcast.net
Your Phone	503-585-3433
Street	2784 Cindercone Ct SE
City	Salem
State	OR
Zip	97306
Message	<p>Re: Case# SPR DAP18-15 Good evening, I am writing to let you know that not all neighbors of the Kuebler development with Costco as the anchor are opposed to it. I live very close to this property and don't feel that we have been misled or that the developer has gone outside of the original scope of the project that was approved many years ago. We have lived in our house for 24 years and have seen lots of changes to south Salem, lots of the people that are opposed are in newer developments that weren't even thought of when we moved here. The building of their homes was just as "invasive" to the pristine area that was once just Boone Rd east/west. Kuebler was built with the plan to grow the south area into a vibrant part of town with its own business base. Now that that is happening there is an outcry. Please consider carefully what south Salem is going to be if we don't bring in a support base of businesses and just keep building more houses. Thank you, Sheri Siddall</p>

This email was generated by the dynamic web forms contact us form on 11/7/2018.

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Thursday, November 08, 2018 10:20 AM
To: Aaron Panko
Subject: Fwd: SPR-DAP18-15

For the file.

- Lisa | 503-540-2381

From: A S <heedthefool@hotmail.com>
Sent: Thursday, November 8, 2018 9:07:20 AM
To: citycouncil
Subject: SPR-DAP18-15

Hello,

I am writing to urge the city council to to introduce and pass a motion to assume jurisdiction over any appeals to the City Staff's decision in Case# SPR DAP18-15. A development this large with a huge impact on South Salem needs to be decided by the Mayor and City Council.

The points no doubt being made by many of my neighbors, I am in full agreement with, including:

- 1) IF Costco is allowed to move to Kuebler Blvd it will be the first of three potential developments in the I-5 and Kuebler Blvd vicinity totally 82.6 acres of commercial development—more than TWICE the size of the Woodburn Premium Outlets.
- 2) The three projects could include more than 3,000 parking spaces—Costco development has 1,000 parking spaces alone. These developments will draw dense traffic 7 days a week. Originally, PacTrust indicated that there would be no gas stations, now they are proposing over 30 pumps. Adding pollution to our streams.
- 3) Surrounding streets and I-5 interchange will be overwhelmed. Kuebler is already at 85% of its capacity, Costco and the other developments would exceed the parkway's and interchange's capacity.
- 4) The traffic study done by the developers is flawed and inadequate.
- 5) The massive Costco warehouse will impact flooding in local creeks and destroy a grove of more than 80 trees including a white oaks and majestic conifers
- 6) Originally the developer promised the city that this development would be a neighborhood commercial center—NOT a regional commercial center such as Costco that will attract regional traffic from all of Marion and Polk counties.

Thank you,

Alison Shields
Salem Resident
Southampton Dr. SE

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Thursday, November 08, 2018 4:31 PM
To: Aaron Panko
Subject: FW: SPR-DAP18-15

For the record.

- Lisa | 503-540-2381

From: Massimo A Battistini [mailto:sixfive@me.com]
Sent: Thursday, November 08, 2018 4:10 PM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: SPR-DAP18-15

- 1) IF Costco is allowed to move to Kuebler Blvd it will be the first of three potential developments in the I-5 and Kuebler Blvd vicinity totally 82.6 acres of commercial development—more than TWICE the size of the Woodburn Premium Outlets.
- 2) The three projects could include more than 3,000 parking spaces—Costco development has 1,000 parking spaces alone. These developments will draw dense traffic 7 days a week. Originally, PacTrust indicated that there would be no gas stations, now they are proposing over 30 pumps. Adding pollution to our streams.
- 3) Surrounding streets and I-5 interchange will be overwhelmed. Kuebler is already at 85% of its capacity, Costco and the other developments would exceed the parkway's and interchange's capacity.
- 4) The traffic study done by the developers is flawed and inadequate.
- 5) The massive Costco warehouse will impact flooding in local creeks and destroy a grove of more than 80 trees including a white oaks and majestic conifers
- 6) Originally the developer promised the city that this development would be a neighborhood commercial center—NOT a regional commercial center

such as Costco that will attract regional traffic from all of Marion and Polk counties.

Massimo Battistini

sixfive@me.com

503.510.1551

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Thursday, November 08, 2018 4:32 PM
To: Aaron Panko
Subject: FW: SPR-DAP18-15

For the record.

- Lisa | 503-540-2381

From: Darla Bell [mailto:dancedrill@yahoo.com]
Sent: Thursday, November 08, 2018 12:33 PM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: SPR-DAP18-15

Dear city council,

As a member of this community, homeowner and parent of two children, I urge you to consider moving Costco to another area. The Kuebler road was just widened due to heavy traffic. With all the fires in California and the influx of even more Californians congesting our roads due to them moving here Costco addition will be a nightmare.

The city council is giving the homeowners in the immediate area a sign they don't care about civilians just business. There are plenty of bulding opportunities on Kuebler on the east side of I-5, move Costco over there.

The current Costco isn't near homes, so why build the new one near them?

IF Costco is allowed to move to Kuebler Blvd it will be the first of three potential developments in the I-5 and Kuebler Blvd vicinity totally 82.6 acres of commercial development—more than TWICE the size of the Woodburn Premium Outlets. 2) The three projects could include more than 3,000 parking spaces—Costco development has 1,000 parking spaces alone. These developments will draw dense traffic 7 days a week. Originally, PacTrust indicated that there would be no gas stations, now they are proposing over 30 pumps. Adding pollution to our streams. 3) Surrounding streets and I-5 interchange will be overwhelmed. Kuebler is already at 85% of its capacity, Costco and the other developments would exceed the parkway's and interchange's capacity. 4) The traffic study done by the developers is flawed and inadequate. 5) The massive Costco warehouse will impact flooding in local creeks and destroy a grove of more than 80 trees including a white oaks and majestic conifers 6) Originally the developer promised the city that this development would be a neighborhood commercial center—NOT a regional commercial center such as Costco that will attract regional traffic from all of Marion and Polk counties.

Thank you,

Darla Bell

Sent from Yahoo Mail for iPad

Aaron Panko

From: Kathleen Kolman <kathleenkolman@comcast.net>
Sent: Wednesday, November 07, 2018 11:24 AM
To: Aaron Panko; Chuck Bennett; citycouncil
Subject: Costco

To all decision-making parties,

The decision to approve the move of Costco is an extremely poor one for Salem. It is so disappointing that the many dissenting voices of the concerned neighborhoods were essentially ignored. The conditions proposed to solve problems are ludicrous, and I implore you to reconsider them.

#1 - replacing magnificent hundred year old oaks with tiny twigs that will take a hundred years to reach the same size is laughable, though it actually makes me want to cry.

#2 - putting in bike racks to make the area appear bike friendly is also laughable. When is the last time you saw someone leaving Costco with items that would fit on a bike? No one wants to ride their bike to Costco. People want to ride their bikes from the south Salem neighborhoods north into town, and the increased traffic will make that hazardous.

#3 - a landscape berm to hide the monstrosity of a Costco wall from the homes across the street. Really? How would you like a Costco across the street from your home?

#4 - traffic engineers stating that traffic will not be impacted is preposterous. Why do people hate to go to Costco now? Because cars are unable to move since there are way too many of them. It is utterly unfair for our neighborhood to be burdened with clogged traffic every day, all day. Leaving and returning to our homes will be a nightmare.

#5 - quality of life - no neighborhood should have a big box store, not to mention a huge gas station, bringing noise and pollution right next door.

#6 - the current Costco will be yet another abandoned eyesore on Mission Street.

I could go on. This space could be so well used. The businesses that have already gone in are an asset to the neighborhood. A restaurant, small grocery store, other small retail stores, and more would be similar assets. They could be situated in a way that the existing trees would be an asset, and the neighborhood would not be negatively impacted.

We implore you to reconsider this terrible decision!

Rick and Kathleen Kercheski

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Friday, October 26, 2018 4:01 PM
To: Aaron Panko
Subject: Fwd: Costco package

For the record.

- Lisa | 503-540-2381

From: Info
Sent: Friday, October 26, 2018 3:58:55 PM
To: Lisa Anderson-Ogilvie
Cc: Courtney Knox Busch
Subject: FW: Costco package

This came in on the City info email address:

Nicole Miller
Public Information Manager
City of Salem | Urban Development Department
350 Commercial St. NE, Salem, OR 97301
nmiller@cityofsalem.net | 503-540-2415
Facebook | Twitter | YouTube | CityofSalem.net

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

From: Larry Phelan [<mailto:godogs69@sbcglobal.net>]
Sent: Friday, October 26, 2018 11:34 AM
To: Info <info@cityofsalem.net>
Subject: Costco package

Spending \$7.50 postage to mail your "Notice Of Decision" on the Costco site was ludicrous. Why didn't you hire a person in need to hand deliver them at a lesser rate, or the. \$7.50 rate? I would have done it much for much less than you paid the USPS. Also, as a resident on Bow CT SE this is going to be a low blow to all of us that will have to endure it.

Sent from my iPhone

Aaron Panko

From: Robbie <robbie3joan@yahoo.com>
Sent: Thursday, October 25, 2018 8:06 PM
To: Aaron Panko
Subject: RE: Costco Approval

Hi, Aaron,

I see you have been very, very busy. I spent a lot of time going through much of your work last night and this morning. I can appreciate all your efforts.

On page 5 of part one, the document talks about urban area goals and mentions that it will be discouraging traffic from filtering through residential streets. It then directs me to Attachment F. No where does it state what ACTION will be taken to keep the throng of vehicles off our "minor arterial", Battlecreek (which is one lane in each direction) so that we can enter and exit our neighborhoods. Battlecreek and Pringle are used primarily to avoid Commercial heading south. The Costco folks didn't even see fit do a traffic study for Commercial, so it appears that Battlecreek becomes more of a main arterial to the development from the north. The Morningside Neighborhood houses hundreds of homes and only has ONE way to get to Kuebler and the I-5 Freeway and there are NO proposals or mitigation to alleviate the traffic coming from the north. Why is this not being addressed? I know Costco doesn't care about the homeowners but what about the city? Give us, the Citizens, access and egress for multiple reasons not to mention fire, safety, etc.

Since Battlecreek cannot be changed, at least put a stop light and lefthand turn lanes at Stroh and give us a way out. It would be a long way around but that way we are not relegated to having to stay in our homes from about 3:30pm to 6:30pm because people want to buy muffins and toilet paper. People would have to filter through our streets but at least we could have an exit from our homes.

If this request needs to be more formal, please advise.

Thank You,
Roberta Bray

Aaron Panko

From: Kay Buswell <kathleenbuzz@gmail.com>
Sent: Thursday, October 25, 2018 4:29 PM
To: Aaron Panko
Subject: Costco

Can you please tell me is the relocation of Costco to Kuebler Rd a done deal?

I've reviewed the "Notice of Decision" packet you sent. There were very few letters in favor of the relocation (most had addresses not in the neighborhood that would be effected). In my mind their opinion shouldn't matter because it won't impact their life. The majority were opposed. Does the desires of the neighborhood that will be effected not matter to the council? Why when there is so much acreage east of I-5 do you want further burden our neighborhood. Does the council lookout for the people or are they just interested in money.

Please do the right thing, stop this there are better alternatives.

I await your response .

Sent from my iPhone

Aaron Panko

From: Sally Long
Sent: Tuesday, October 23, 2018 5:29 PM
To: David Hodges
Cc: Aaron Panko
Subject: RE: Notice of Decision - Case No. SPR-DAP18-15 PART 4 for 2500-2600 Block of Boone Rd SE (Costco)

Mr. Hodges,

I have passed your comments on to the Case Manager, Aaron Panko.

Regards,

-Sally | 503-540-2311

From: David Hodges [mailto:davidhodges1949@gmail.com]
Sent: Tuesday, October 23, 2018 5:07 PM
To: Sally Long <SJLong@cityofsalem.net>
Subject: Re: Notice of Decision - Case No. SPR-DAP18-15 PART 4 for 2500-2600 Block of Boone Rd SE (Costco)

Sally,

My wife and I have to ask, how is this passing? No one is in favor of it!!! The city does not listen to the citizens of the city of Salem at all!!

Very frustration news. I think everyone on your committee should have to move here and live next to this mess!!

Very Sincerely,

David Hodges

On Tue, Oct 23, 2018 at 2:09 PM Sally Long <SJLong@cityofsalem.net> wrote:

Good Afternoon,

Part 4 of the Notice of Decision for Class 3 Site Plan Review / Class 2 Driveway Approach Permit Case No. SPR-DAP18-15 is attached for your information. **Due to size limitations, this decision will be emailed in 4 PARTS.** Hard copies go out in the mail today to those of you who are to receive one.

Application Summary: An application for development of the Kuebler Gateway Shopping Center, including Costco, a retail fueling station, and four new retail shell buildings.

Please direct questions or comments to the **CASE MANAGER:**

Aaron Panko, Planner III

APanko@cityofsalem.net

503.540.2356

Regards,

Sally Long

Planner I

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

Sjlong@cityofsalem.net | 503-540-2311

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

Aaron Panko

From: Sally Long
Sent: Tuesday, October 23, 2018 3:51 PM
To: Aaron Panko
Subject: FW: Notice of Decision - Case No. SPR-DAP18-15 PART 4 for 2500-2600 Block of Boone Rd SE (Costco)

FYI

-Sally | 503-540-2311

From: Corey Withroe [mailto:withroe@gmail.com]
Sent: Tuesday, October 23, 2018 2:38 PM
To: Sally Long <SJLong@cityofsalem.net>
Subject: Re: Notice of Decision - Case No. SPR-DAP18-15 PART 4 for 2500-2600 Block of Boone Rd SE (Costco)

Dissappointed but thanks for sharing. Kuebler is going to be a mess.

On Tue, Oct 23, 2018, 2:09 PM Sally Long <SJLong@cityofsalem.net> wrote:

Good Afternoon,

Part 4 of the Notice of Decision for Class 3 Site Plan Review / Class 2 Driveway Approach Permit Case No. SPR-DAP18-15 is attached for your information. **Due to size limitations, this decision will be emailed in 4 PARTS.** Hard copies go out in the mail today to those of you who are to receive one.

Application Summary: An application for development of the Kuebler Gateway Shopping Center, including Costco, a retail fueling station, and four new retail shell buildings.

Please direct questions or comments to the **CASE MANAGER:**

Aaron Panko, Planner III

APanko@cityofsalem.net

503.540.2356

Regards,

Sally Long

Planner I

City of Salem | Community Development Department

555 Liberty St SE, Suite 305, Salem OR 97301

Sjlong@cityofsalem.net | 503-540-2311

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

Aaron Panko

From: Daniel Brogoitti <dantheman698@gmail.com>
Sent: Tuesday, October 23, 2018 2:23 PM
To: Aaron Panko
Subject: Gateway shopping concerns

Who in their right mind would bring THAT much traffic and out it smack dab in front of the fire station's main route of response travel?

What is going to happen when they cant respond to an emergency due to the massive traffic jams this costco will bring?

Peoppe live here. I will NOT lose my job due to being late because of the traffic this will bring. People who live here DO NOT want this here.

Amy Johnson

From: Dan Atchison
Sent: Thursday, November 15, 2018 2:07 PM
To: Amy Johnson
Subject: FW: Costco move

Costco hearing

Dan Atchison
Salem City Attorney
503-588-6003

From: Steve McCoid
Sent: Friday, November 09, 2018 9:34 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fw: Costco move

From: noreply@cityofsalem.net <noreply@cityofsalem.net> on behalf of twpasttom@gmail.com
<twpasttom@gmail.com>
Sent: Friday, November 9, 2018 8:09 AM
To: Steve McCoid
Subject: Costco move

Your Name	Thomas Wright
Your Email	twpasttom@gmail.com
Message	Dear sir, Please help us and introduce and pass a motion to assume jurisdiction over any appeals to the City Staff's decision (Case# SPR DAP18-15) Thank you, Thomas Wright. Glendora Ave

This email was generated by the dynamic web forms contact us form on 11/9/2018.

Amy Johnson

From: Tami Carpenter
Sent: Tuesday, November 20, 2018 3:01 PM
To: Amy Johnson
Cc: Veronica Rodriquez
Subject: RE: COSTCO PUBLIC HEARING

Veronica, thank you!

Amy, this probably should come to you.

Tami

From: Veronica Rodriquez
Sent: Tuesday, November 20, 2018 1:56 PM
To: Tami Carpenter <Tcarpenter@cityofsalem.net>
Subject: FW: COSTCO PUBLIC HEARING

Hello Tami,

We received this email regarding the Costco Public Hearing.

Thank you,
Veronica

Veronica | 503-588-6211 ext 7350

From: STEVE WOOLEY [<mailto:stevewooley@comcast.net>]
Sent: Tuesday, November 20, 2018 1:39 PM
To: salem_parks <salemparks@cityofsalem.net>
Subject: COSTCO PUBLIC HEARING

11/20/2018

Attn: to the City of Salem and Council Committee c/o Aaron Pranko, Case Manager

RE: NOTICE OF COSTCO PUBLIC HEARING 12/10/2018 @6:00 PM

From: Jennifer Wooley and Steve Wooley

Please except the following statement as an absentee voice for the above addressed hearing:

There is not enough room on that lot for a parking let alone the store and four fuel stations. The costumers and employees will over run the Salem Clinic and LDS church parking lots. Patrons at the Boone Road wards have problems enough with parking. That intersection is very congested and confusing as is, with frequent accidents. Subjecting Kuebler Road and the Boone intersection to possibly even more casualties. In my opinion this development will be imploding to the wet land and safety concerns that are already there.

There is also high risk of fire hazard. That location is not only too small but not appropriate for a Costco store or its invasion of shoppers, carts, cars, delivery docks, parking, food courts and vendors. This will also be hazardous and polluting to the near by schools and residence and other churches of that area. The intrusion will impact the small businesses nearby, ie; Trader Joes, Sally's, Furniture, Walgreens, Walmart, Winco and the other small business strip malls. This will implode to our local economy and revenue also.

Our household objects, whole heartedly. Thank you

Sincerely,

Jennifer and Steven Wooley

1765 Scotch Ave. SE Salem, Or 97306

Amy Johnson

From: Dan Atchison
Sent: Thursday, November 15, 2018 2:02 PM
To: Amy Johnson
Subject: FW: Case# SPR DAP18-15

Costco hearing

Dan Atchison
Salem City Attorney
503-588-6003

From: Matthew Ausec
Sent: Thursday, November 08, 2018 7:01 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: FW: Case# SPR DAP18-15

From: noreply@cityofsalem.net On Behalf Of jlwhome18@msn.com
Sent: Thursday, November 8, 2018 7:01:24 PM (UTC-08:00) Pacific Time (US & Canada)
To: Matthew Ausec
Subject: Case# SPR DAP18-15

Your Name	Jennifer Watkins
Your Email	jlwhome18@msn.com
Message	<p>Dear City Council member, I'm writing to ask you to introduce and pass a motion to assume jurisdiction over any appeals to the City Staff's decision (Case# SPR DAP18-15) in regards to the development on Kuebler and 27th. I use the intersection at Kuebler and 27th on a daily basis. Even with Kuebler road widening, there are times of the day when traffic is backed up on Kuebler from the I-5 interchange, beyond the 27th Street intersection. Currently we have a neighborhood development and a retirement center going in. Neither project is currently finished and this intersection is already overwhelmed during busy times of the day. I understand Kuebler is already at 85% of its capacity, Costco and the other developments would exceed the parkway's and interchange's capacity. I have heard the traffic study done by the developers is flawed and inadequate. Our current traffic problem can attest to that. Originally the developer promised the city that this development would be a neighborhood commercial center—NOT a regional commercial center such as Costco that will attract regional traffic from all of Marion and Polk counties. This is NOT what we agreed to! Finally, part of the reason we love South Salem so much is the proximity to I-5 and other businesses, yet it keeps its rural feel. A massive Costco warehouse will impact flooding in local creeks and destroy a grove of more than 80 trees including a white oaks and majestic conifers. Please. We need your help to save the integrity of our local community. Thank you Jennifer Watkins South Salem Foxhaven area neighbor</p>

This email was generated by the dynamic web forms contact us form on 11/8/2018.

	<p>has been declared flawed by ODOT and the City needs to require a new traffic study taking into account all proposed developments in the area. • The massive Costco warehouse will impact flooding in local creeks and destroy a grove of more than 80 trees including white oaks and conifers. • Originally the developer promised the city that this development would be a neighborhood commercial center—NOT a regional commercial center such as Costco that will attract regional traffic from all of Marion and Polk counties.</p>
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This email was generated by the dynamic web forms contact us form on 11/8/2018.

Amy Johnson

From: Dan Atchison
Sent: Thursday, November 15, 2018 2:08 PM
To: Amy Johnson
Subject: FW: Costco Relocation

Costco hearing

Dan Atchison
Salem City Attorney
503-588-6003

From: Steve McCoid
Sent: Tuesday, October 30, 2018 11:10 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fw: Costco Relocation

From: noreply@cityofsalem.net <noreply@cityofsalem.net> on behalf of mwj65@msn.com <mwj65@msn.com>
Sent: Monday, October 29, 2018 8:01 PM
To: Steve McCoid
Subject: Costco Relocation

Your Name	Mark Johnston
Your Email	mwj65@msn.com
Message	<p>Mr. McCoid, I am extremely frustrated with the continuous development and growth that is approved in Salem. The Costco relocation is a irresponsible choice for the city to approve. Kuebler, is already a grid lock during commuting hours and that is just three years after it was widened to four lanes. Placing a Costco that close to a residential area is maddening. It will a have a negative impact to quality of life for Salem citizens. Salem has already become a nearly unnavigable city with constant growth. Salem Keizer school dist. can't support the number of students that continually comes into the system. Of course, as I understand it, Costco paid a substantial amount of money for the expansion of Kuebler blvd. Clearly that was nothing but greasing the skids to get what they want. They and the city don't give a damn about how it impacts citizens. This, among many other reason, is why we are moving out of Salem where the quality of life is real, not just a slogan. Respectfully.</p>

This email was generated by the dynamic web forms contact us form on 10/29/2018.

Amy Johnson

From: Dan Atchison
Sent: Thursday, November 15, 2018 2:07 PM
To: Amy Johnson
Subject: FW: Opposed to Costco move to Keubler.

Costco hearing

Dan Atchison
Salem City Attorney
503-588-6003

From: Steve McCoid
Sent: Friday, November 09, 2018 9:35 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fw: Opposed to Costco move to Keubler

From: noreply@cityofsalem.net <noreply@cityofsalem.net> on behalf of rj.myers@comcast.net
<rj.myers@comcast.net>
Sent: Thursday, November 8, 2018 11:16 PM
To: Steve McCoid
Subject: Opposed to Costco move to Keubler

Your Name	Robert Myers
Your Email	rj.myers@comcast.net
Message	<p>Mr McCoid, I attended the SGNA meeting when you stated your opposition to the Costco move. I am also opposed to the proposed Costco move to Kuebler for the following reasons: I was a resident of the Battle Creek neighborhood and attended the City and neighborhood meetings when PAC West proposed the neighborhood commercial development. Costco is not suitable for the location. As mentioned below, along with other comments I support, it would mostly serve the regional Salem Metropolitan and outlying areas. City approval of this Costco move would violate our neighborhood's trust and reduce the value of citizen involvement. Thank you for your service to the City Robert Myers Rock Ridge Estates • IF Costco is allowed to move to Kuebler Blvd it will be the first of three potential developments in the I-5 and Kuebler Blvd vicinity totalling 82.6 acres of commercial development—more than TWICE the size of the Woodburn Premium Outlets. • The three projects could include more than 3,000 parking spaces—Costco development has 1,000 parking spaces alone. These developments will draw dense traffic 7 days a week. Originally, Pactrust indicated that there would be possibly 1 smaller sized gas station, now they are proposing over 30 pumps - again adding to traffic congestion. • Surrounding streets and I-5 interchange will be overwhelmed. Kuebler is already at 85% of its capacity, Costco and the other developments would exceed the parkway's and interchange's capacity. • The traffic study done by the developers</p>

Amy Johnson

From: Dan Atchison
Sent: Thursday, November 15, 2018 2:27 PM
To: Amy Johnson
Subject: FW: Contact Mayor Chuck Bennett

Costco hearing

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Thursday, November 08, 2018 8:35 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Contact Mayor Chuck Bennett

Sent from my iPad

Begin forwarded message:

From: <jlwhome18@msn.com>
Date: November 8, 2018 at 7:04:25 PM PST
To: <cbennett@cityofsalem.net>
Subject: Contact Mayor Chuck Bennett

Your Name	Jennifer Watkins
Your Email	jlwhome18@msn.com
Your Phone	9712186044
Street	5166 Cultus Ct SE
City	Salem
State	OR
Zip	97306
Message	Dear City Council member, I'm writing to ask you to introduce and pass a motion to assume jurisdiction over any appeals to the City Staff's decision (Case# SPR DAP18-15) in regards to the development on Kuebler and 27th. I use the intersection at Kuebler and 27th on a daily basis. Ever with Kuebler road widening, there are times of the day when traffic is backed up on Kuebler from the I-5 interchange, beyond the 27th Street intersection. Currently we have a neighborhood development and a retirement center going in. Neither project is currently finished and this intersection is already overwhelmed during busy times of the day. I understand Kuebler is already

	<p>at 85% of its capacity, Costco and the other developments would exceed the parkway's and interchange's capacity. I have heard the traffic study done by the developers is flawed and inadequate. Our current traffic problem can attest to that. Originally the developer promised the city that this development would be a neighborhood commercial center—NOT a regional commercial center such as Costco that will attract regional traffic from all of Marion and Polk counties. This is NOT what we agreed to! Finally, part of the reason we love South Salem so much is the proximity to I-5 and other businesses, yet it keeps its rural feel. A massive Costco warehouse will impact flooding in local creeks and destroy a grove of more than 80 trees including a white oaks and majestic conifers. Please. We need your help to save the integrity of our local community. Thank you Jennifer Watkins South Salem Foxhaven area neighbor</p>
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This email was generated by the dynamic web forms contact us form on 11/8/2018.

Amy Johnson

From: noreply@cityofsalem.net on behalf of jwblack49@gmail.com
Sent: Saturday, November 17, 2018 7:18 PM
To: citycouncil
Subject: Contact City Council
Attachments: ATT00001.bin

Your Name	James Black
Your Email	jwblack49@gmail.com
Your Phone	503-580-8633
Street	2160 Landau St SE
City	Salem
State	OR
Zip	97306
Message	<p>I wish to express concern over the proposed Costco/PacWest development at Kuebler and Battle Creek. While I support reasonable growth, the Council must consider all impacts to the local areas involved. It is evident that the transportation study conducted in support of this development was inadequate as, among other things, it did not consider impacts to traffic in neighboring residential areas. As there are no direct routes or arterials between Commercial Street and Battle Creek, except for Kuebler, when traveling to the new Costco site the people coming from the south will not go north to Kuebler but will cut through residential streets insufficiently designed to carry this increased traffic. They will travel over such streets as Landau and Reed and Baxter none of which are adequately sized and all of which are currently overloaded. If the council wishes to approve this development I appeal to you to require the development of the Fabrey Street extension from its intersection at Reed street to Battle Creek. If such extension is sized appropriately and a traffic light placed at the intersection of Battle Creek and Fabrey it would provide more direct access to the shopping area cutting down on traffic in the residential streets of the area as well as off-loading Kuebler at the same time. The Fabrey Street extension is already approved and in the city Transportation Plan...it just needs to be funded and developed before the Costco development is in place. I believe that this would alleviate the overcrowding of the residential streets of the area that will surely happen if Fabrey is not completed. Thank you for considering this in your deliberations. Respectfully submitted.</p>

This email was generated by the dynamic web forms contact us form on 11/17/2018.

Amy Johnson

From: Dan Atchison
Sent: Thursday, November 15, 2018 2:26 PM
To: Amy Johnson
Subject: FW: Contact Mayor Chuck Bennett

Costco hearing

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, November 09, 2018 1:55 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Contact Mayor Chuck Bennett

Sent from my iPad

Begin forwarded message:

From: <coaktek2@msn.com>
Date: November 9, 2018 at 9:49:03 AM PST
To: <cbennett@cityofsalem.net>
Subject: Contact Mayor Chuck Bennett

Your Name	Janelle Coakley
Your Email	coaktek2@msn.com
Your Phone	5035409896
Street	2655 Foxhaven Dr SE
City	Salem
State	OR
Zip	97306
Message	I'm asking you to vote "NO" on Costco's intent to build on Kuebler. They have lied about the original size store they intend to build, they've added a gas station, their traffic study is inaccurate, their water run off from so much sealed landscape will create flooding situations, they didn't include the ramifications of Amazon when they did their study and it will destroy a grove of oak trees.

This email was generated by the dynamic web forms contact us form on 11/9/2018.

Amy Johnson

From: Dan Atchison
Sent: Thursday, November 15, 2018 2:07 PM
To: Amy Johnson
Subject: FW: Case#SPRDAP18-15

Costco hearing

Dan Atchison
Salem City Attorney
503-588-6003

From: Steve McCoid
Sent: Friday, November 09, 2018 4:35 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fw: Case#SPRDAP18-15

From: Joanne Domogalla <jdomo@comcast.net>
Sent: Friday, November 9, 2018 2:51 PM
To: Steve McCoid
Subject: Case#SPRDAP18-15

Dear Mr. McCoid,

Please stop Costco from destroying our South Salem area. Traffic is already congested, trying to get from our homes to the freeway is at a standstill now. Costco is a mega shopping center. Putting in 35 gas pumps, estimated 3000 parking spots will flood our community. We have Costco already at Hawthorne, Albany and Wilsonville. We don't need more Costco's.

We live near Sumter School/ Sprague out South, and our only way to the freeway will be right by Costco. There is no way Kuebler and our other arteries will be able to handle this traffic. This will bring so much congestion.

It also seems that there will be 3 potential developments in this area covering 82.6 acres. Which brings up the removal of an Oak stand while Oak trees are on the decline and the impact on the environment to that area. The developer originally said that the development would be a neighborhood commercial center, not a mega regional center.

We are asking that the city council do something to stop this development. We do not want Costco here.

Thank you for time and listening.

Best regards,

Joanne & Steve Domogalla

	neighborhood commercial center—NOT a regional commercial center such as Costco that will attract regional traffic from all of Marion and Polk counties. Please hear our pleas to stop this new development that will ruin our neighborhoods. Dianna Dobay
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This email was generated by the dynamic web forms contact us form on 11/10/2018.

Amy Johnson

From: Dan Atchison
Sent: Thursday, November 15, 2018 2:00 PM
To: Amy Johnson
Subject: FW: New Costco Site (Case# SPR DAP18-15)

Costco hearing.

Dan Atchison
Salem City Attorney
503-588-6003

From: Matthew Ausec
Sent: Saturday, November 10, 2018 5:59 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: FW: New Costco Site (Case# SPR DAP18-15)

From: noreply@cityofsalem.net On Behalf Of dmdobay@gmail.com
Sent: Saturday, November 10, 2018 5:58:53 PM (UTC-08:00) Pacific Time (US & Canada)
To: Matthew Ausec
Subject: New Costco Site (Case# SPR DAP18-15)

Your Name	Dianna Dobay
Your Email	dmdobay@gmail.com
Message	<p>Jurisdiction over the appeals for the above mentioned case needs to be moved to the council! This case will have such a large impact on the community surrounding this proposed site. Within a mile and a half of the site is at least 3 schools, two of which are elementary. There are also many parks that families and children frequent, as well as countless lovely bike and walking routes. The additional traffic this new proposal will bring will annihilate the beauty of these attractions and squander the community. Additionally, my neighbors have brought up the following points on our community website: Here are some points you can use in an email: • IF Costco is allowed to move to Kuebler Blvd it will be the first of three potential developments in the I-5 and Kuebler Blvd vicinity totally 82.6 acres of commercial development—more than TWICE the size of the Woodburn Premium Outlets. • The three projects could include more than 3,000 parking spaces—Costco development has 1,000 parking spaces alone. These developments will draw dense traffic 7 days a week. Originally, Pactrust indicated that there would be no gas stations, now they are proposing over 30 pumps. Adding pollution to our streams. • Surrounding streets and I-5 interchange will be overwhelmed. Kuebler is already at 85% of its capacity, Costco and the other developments would exceed the parkway's and interchange's capacity. • The traffic study done by the developers has been declared flawed by ODOT and City needs to require a new traffic study taking into account all proposed developments in the area. • The massive Costco warehouse will impact flooding in local creeks and destroy a grove of more than 80 trees including a white oaks and majestic conifers. • Originally the developer promised the city that this development would be a</p>

	impact flooding in local creeks and destroy a grove of more than 80 trees including a white oaks and majestic conifers. • Originally the developer promised the city that this development would be a neighborhood commercial center—NOT a regional commercial center such as Costco that will attract regional traffic from all of Marion and Polk counties. Please hear our pleas to stop this new development that will ruin our neighborhoods. Dianna Dobay
--	---

This email was generated by the dynamic web forms contact us form on 11/10/2018.

Amy Johnson

From: danka8@juno.com
Sent: Friday, November 09, 2018 9:20 AM
To: citycouncil
Subject: SPR-DAP18-15.

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 hours to drive those nine miles. There was no alternative route. This is what the future holds for Kuebler unless the City and the County plan responsibly.

A Costco at the Kuebler site would generate an enormous amount of traffic. Two shopping centers planned around the Kuebler/27th St. intersection will add considerably more. Then factor in a 225 unit housing development just across Kuebler, 181 apartments a short way north, further Fairview development, Amazon and additional development in the Mill Creek complex. There is no possibility Kuebler can handle the resulting traffic volume. Actual traffic counts substantiate this.

Yet, there's more. East of I-5 along Kuebler/Cordon Road a vast amount of land is for sale, including three 25 acre parcels. South of Kuebler on Commercial a large apartment complex is being built. West of Kuebler there is residential development which will feed Kuebler.

Kuebler is four lanes wide for much of its length and will remain forever so. There is no alternative route to I-5 and none is planned. As drivers confront the inevitable they will seek alternative routes through the neighborhoods. The impact will be felt by all of South Salem.

It is appropriate, yea imperative, that Council hear this appeal. Citizens elect you to represent them in the belief you will provide for the community's long-term welfare. This issue is, without doubt, of the highest importance for Salem and one that should come before Council. I urge you to hear the appeal.

Dan Reid
Ward 3

New Testosterone Booster Takes GNC by Storm

medjournal.com-publish.net

<http://thirdpartyoffers.juno.com/TGL3132/5be5c1f2adaa141f248b4st01vuc>



Amy Johnson

From: Dan Atchison
Sent: Thursday, November 15, 2018 2:06 PM
To: Amy Johnson
Subject: FW: New Costco Site (Case# SPR DAP18-15)

Costco hearing

Dan Atchison
Salem City Attorney
503-588-6003

From: Steve McCoid
Sent: Sunday, November 11, 2018 9:31 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fw: New Costco Site (Case# SPR DAP18-15)

From: noreply@cityofsalem.net <noreply@cityofsalem.net> on behalf of dmdobay@gmail.com <dmdobay@gmail.com>
Sent: Saturday, November 10, 2018 5:58 PM
To: Steve McCoid
Subject: New Costco Site (Case# SPR DAP18-15)

Your Name	Dianna Dobay
Your Email	dmdobay@gmail.com
Message	<p>Jurisdiction over the appeals for the above mentioned case needs to be moved to the council! This case will have such a large impact on the community surrounding this proposed site. Within a mile and a half of the site is at least 3 schools, two of which are elementary. There are also many parks that families and children frequent, as well as countless lovely bike and walking routes. The additional traffic this new proposal will bring will annihilate the beauty of these attractions and squander the community. Additionally, my neighbors have brought up the following points on our community website: Here are some points you can use in an email: • IF Costco is allowed to move to Kuebler Blvd it will be the first of three potential developments in the I-5 and Kuebler Blvd vicinity totally 82.6 acres of commercial development—more than TWICE the size of the Woodburn Premium Outlets. • The three projects could include more than 3,000 parking spaces—Costco development has 1,000 parking spaces alone. These developments will draw dense traffic 7 days a week. Originally, Pactrust indicated that there would be no gas stations, now they are proposing over 30 pumps. Adding pollution to our streams. • Surrounding streets and I-5 interchange will be overwhelmed. Kuebler is already at 85% of its capacity, Costco and the other developments would exceed the parkway's and interchange's capacity. • The traffic study done by the developers has been declared flawed by ODOT and City needs to require a new traffic study taking into account all proposed developments in the area. • The massive Costco warehouse will</p>

November 15, 2018

To My Elected City Councilors,

I am writing in concern to the Costco Building proposal at the Kuebler and 27th intersection location. I have lived in my home in the south Salem neighborhood for many years. I have never been one to stop progress, however, in this case, it is important to me that my City Councilors understand my frustration and concern that Costco will have on the safety, livability and vitality of my neighborhood.

My first area of concern is the Kuebler and I-5 traffic flow. The Kuebler Blvd. addition was done to expand and accommodate the urban growth area of South Salem. Before it could even get completed, I believe that it became apparent that Kuebler Blvd. was not enough to handle the grow of population and families needing to have I-5 access to South Salem without having to go all the way south and turn around. Almost immediately there was and still is issues with traffic backing up onto the I-5 Interstate trying to get off or on. The bumper to bumper congestion of trying to head west into South Salem from Kuebler is both frustrating and dangerous. These problems still exist today without the addition of Costco. I honestly cannot imagine coming home on the I-5 and getting off at Kuebler to the increased influx of traffic from Costco's daily operations. What would be done about this?

My second concern is the daily loading and unloading of trucks that back up to the residential neighborhood along Boone Road. Again the noise and traffic along the Boone RD and Battlecreek Road area will be damaging to our neighborhood. This will lower the value of homes and decrease the livability of our neighborhood. Battlecreek Road has also become congested and used as a secondary route. All of our homes along and near this intersection have to deal with the constant traffic and noise. It is horrible. No maintenance is ever done along this stretch of road to assist with this. What will the City of Salem be willing to do to protect our homes and its resident's from this? What if this was your home neighborhood?

Lastly, I have always been proud of Salem and living in the south area. It just feels like south Salem is becoming an industrial zone and there does not seem to be a concern for the area's long-term vitality. There seems no concern for the residential homes and citizens, like me, who have invested in living here. No restaurants, stores and various other projects have made their way to South Salem. Now we are not only dealing with the Amazon plant opening and heavy industrial growth just across the freeway, but Costco wanting to move into our backyards. Enough is enough. What about us? This project needs to be reconsidered and moved to a more convenient and viable area that won't infringe on the resident's that have helped to create and build this beautiful area.

Thank you for your consideration and concern.

Leslie Connor

Amy Johnson

From: Dan Atchison
Sent: Thursday, November 15, 2018 2:02 PM
To: Amy Johnson
Subject: FW: Costco

Costco hearing

Dan Atchison
Salem City Attorney
503-588-6003

From: Matthew Ausec
Sent: Friday, November 09, 2018 9:46 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: FW: Costco

From: noreply@cityofsalem.net On Behalf Of coaktek2@msn.com
Sent: Friday, November 9, 2018 9:46:12 AM (UTC-08:00) Pacific Time (US & Canada)
To: Matthew Ausec
Subject: Costco

Your Name	Janelle Coakley
Your Email	coaktek2@msn.com
Message	I'm asking you to vote "NO" on Costco's intent to build on Kuebler. They have lied about the original size store they intend to build, they've added a gas station, their traffic study is inaccurate, their water run off from so much sealed landscape will create flooding situations, they didn't include the ramifications of Amazon when they did their study and it will destroy a grove of oak trees.

This email was generated by the dynamic web forms contact us form on 11/9/2018.

Amy Johnson

From: Dan Atchison
Sent: Thursday, November 15, 2018 2:03 PM
To: Amy Johnson
Subject: FW: Costco Proposal Letter
Attachments: Costco Proposal Letter.docx

Costco hearing

Dan Atchison
Salem City Attorney
503-588-6003

From: Matthew Ausec
Sent: Monday, October 29, 2018 10:52 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: FW: Costco Proposal Letter

From: Leslie Connor
Sent: Monday, October 29, 2018 10:50:21 AM (UTC-08:00) Pacific Time (US & Canada)
To: Cara Kaser; Tom Andersen; bnank@cityofsalem.net; smcoid@cityofsalem.net; Matthew Ausec; Chris Hoy; Sally Cook; Jim Lewis
Cc: Chuck Bennett
Subject: Costco Proposal Letter

Thank you for your time and consideration.

Sincerely,

Leslie Connor

Amy Johnson

From: Dan Atchison
Sent: Thursday, November 15, 2018 2:02 PM
To: Amy Johnson
Subject: FW: Costco

Costco hearing

Dan Atchison
Salem City Attorney
503-588-6003

From: Matthew Ausec
Sent: Friday, November 09, 2018 9:46 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: FW: Costco

From: noreply@cityofsalem.net On Behalf Of coaktek2@msn.com
Sent: Friday, November 9, 2018 9:46:12 AM (UTC-08:00) Pacific Time (US & Canada)
To: Matthew Ausec
Subject: Costco

Your Name	Janelle Coakley
Your Email	coaktek2@msn.com
Message	I'm asking you to vote "NO" on Costco's intent to build on Kuebler. They have lied about the original size store they intend to build, they've added a gas station, their traffic study is inaccurate, their water run off from so much sealed landscape will create flooding situations, they didn't include the ramifications of Amazon when they did their study and it will destroy a grove of oak trees.

This email was generated by the dynamic web forms contact us form on 11/9/2018.

Amy Johnson

From: Dan Atchison
Sent: Thursday, November 15, 2018 2:03 PM
To: Amy Johnson
Subject: FW: Costco Proposal Letter
Attachments: Costco Proposal Letter.docx

Costco hearing

Dan Atchison
Salem City Attorney
503-588-6003

From: Matthew Ausec
Sent: Monday, October 29, 2018 10:52 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: FW: Costco Proposal Letter

From: Leslie Connor
Sent: Monday, October 29, 2018 10:50:21 AM (UTC-08:00) Pacific Time (US & Canada)
To: Cara Kaser; Tom Andersen; bnank@cityofsalem.net; smcoid@cityofsalem.net; Matthew Ausec; Chris Hoy; Sally Cook; Jim Lewis
Cc: Chuck Bennett
Subject: Costco Proposal Letter

Thank you for your time and consideration.

Sincerely,

Leslie Connor

Amy Johnson

From: Dan Atchison
Sent: Thursday, November 15, 2018 2:25 PM
To: Amy Johnson
Subject: FW: Contact Mayor Chuck Bennett

Costco hearing

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, November 09, 2018 2:04 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Contact Mayor Chuck Bennett

Sent from my iPad

Begin forwarded message:

From: <carolbednarz@gmail.com>
Date: November 9, 2018 at 1:43:41 PM PST
To: <cbennett@cityofsalem.net>
Subject: Contact Mayor Chuck Bennett

Your Name	Carol bednarz
Your Email	carolbednarz@gmail.com
Your Phone	5035882130
Street	3544 deer lake ct se
City	Salem
State	OR
Zip	97317
Message	PLEASE STOP COSTCO FROM BUILDING A MEGA SHOPPING COMPLEX. IT WILL DESTROY SOUTH SALEM ENVIRONMENTALLY AND SO MUCH MORE. WE ALREADY HAVE ONE HERE, ALBABY AND WILSONVILLE. PLEASE PUT A DTOP TO THIS DEVELEPMENT. CONGESTION WILL BE UNLIVABLE. PLEASE CONSIDER OUR SOUTI NEIGHBORHOODS. IF Costco is allowed to move to Kuebler Blvd it will be the first of three potential developments in the I-5 and Kuebler Blvd vicinity totally 82.6 acres of commercial development—more than TWICE the size of the Woodburn Premium Outlets. 2) The three project

	<p>could include more than 3,000 parking spaces—Costco development has 1,000 parking spaces alone. These developments will draw dense traffic 7 days a week. Originally, PacTrust indicated that there would be no gas stations, now they are proposing over 30 pumps. Adding pollution to our streams. 3) Surrounding streets and I-5 interchange will be overwhelmed. Kuebler is already at 85% of its capacity, Costco and the other developments would exceed the parkway's and interchange's capacity. 4) The traffic study done by the developers is flawed and inadequate. 5) The massive Costco warehouse will impact flooding in local creeks and destroy a grove of more than 80 trees including a white oaks and majestic conifers 6) Originally the developer promised the city that this development would be a neighborhood commercial center—NOT a regional commercial center such as Costco that will attract regional traffic from all of Marion and Polk counties</p>
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This email was generated by the dynamic web forms contact us form on 11/9/2018.

Amy Johnson

From: Dan Atchison
Sent: Thursday, November 15, 2018 2:25 PM
To: Amy Johnson
Subject: FW: Council review of new Costco development

Costco hearing

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Friday, November 09, 2018 2:58 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Council review of new Costco development

Sent from my iPhone

Begin forwarded message:

From: Ben Bednarz <ben@bcwebhost.net>
Date: November 9, 2018 at 2:49:13 PM PST
To: Chuck Bennett <CBennett@cityofsalem.net>
Subject: Council review of new Costco development

Hi Chuck,

I hope things are going well for you now that the voting is over. I'm writing specifically to encourage you to bring the Costco relocation plan into the Council for review. As I understand it, City staff have already given approval to this plan, which pretty much ignores the popular opposition in that neighborhood. This is something that really needs Council oversight and review.

Right now, I would expect that your mostly hearing from activists types- people that are motivated. Trust me that if this project goes ahead, you'll eventually hear from a lot more people. I have yet to meet anyone in that area who likes this idea. Putting the matter before the Council would give you a chance for a full public review.

If you do bring this to the Council, I would also suggest you spend some time talking about how you want that development to go in general. There is strong popular opposition to anything looking like another Keizer station. I understand the benefits from a business perspective, but it just doesn't make sense for that area from standard of living point of view.

I wish you luck on this, but I really do hope the project is reviewed and, preferably, stopped. I just can't see anyway that this benefits the City.

Thanks,

Ben Bednarz

On May 25, 2018 11:21:08 PM PDT, Chuck Bennett <CBennett@cityofsalem.net> wrote:

Thank you Ben.

I agree with much of what you have to say. This idea was brought by commercial interests and Willamette U. Representatives.

Chuck

Sent from my iPad

On May 26, 2018, at 12:57 AM, Ben Bednarz, Ph.D. <ben@bcwebhost.net> wrote:

Hi Chuck,

I know this is pretty late in the game, but I would like to put my two cents in on the State Street Corridor Plan. I (or my family) owns a numbers of commercial properties within that corridor. I don't expect a lot of impact commercially from the Plan either way, so my comments here aren't really about whether I'm making or losing money.

Because of my commercial interests along State street, I also spend a good amount of time thinking about that area and the surrounding neighborhoods. Much though the residents there might like a more quiet, pedestrian-like neighborhood, I don't think that's ever going to happen. For one thing, there is very little financial incentive to develop commercially the way the plan envisions. For another, Salem just isn't growing in a way that's consistent with that kind of plan. The people who imagine this Plan will be a success are the same people who imagine that there's no need for a third West Salem bridge. They're confusing wishful thinking with reality.

My feeling is that the State Street Corridor Plan will probably cause more deterioration in that area in the long run. I think it will also have a serious negative impact on Salem's east-west traffic patterns. State Street is a popular route for bypassing Mission Street and that's going to continue, no matter what anyone thinks.

I've met and spoken with Eunice Kim and I can fully appreciate what they're trying to do there. I just think it's a classic case of good intentions paving a road to some place bad.

Sincerely,

Ben Bednarz

--

Sent from my Android device with K-9 Mail. Please excuse my brevity.

Aaron Panko

From: Dan Atchison
Sent: Monday, October 29, 2018 11:18 AM
To: Aaron Panko
Subject: FW: Costco Proposal Letter
Attachments: Costco Proposal Letter.docx; ATT00001.htm

For the record if appealed.

Dan Atchison
Salem City Attorney
503-588-6003

From: Chris Hoy
Sent: Monday, October 29, 2018 11:17 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco Proposal Letter

Sent from my iPhone

Begin forwarded message:

From: Leslie Connor <LeslieC@accuraccounts.com>
Date: October 29, 2018 at 10:50:21 AM PDT
To: "ckaser@cityofsalem.net" <ckaser@cityofsalem.net>, "tandersen@cityofsalem.net" <tandersen@cityofsalem.net>, "bnank@cityofsalem.net" <bnank@cityofsalem.net>, "smcoid@cityofsalem.net" <smcoid@cityofsalem.net>, "mausec@cityofsalem.net" <mausec@cityofsalem.net>, "choy@cityofsalem.net" <choy@cityofsalem.net>, "scook@cityofsalem.net" <scook@cityofsalem.net>, "jlewis@cityofsalem.net" <jlewis@cityofsalem.net>
Cc: "cbennett@cityofsalem.net" <cbennett@cityofsalem.net>
Subject: Costco Proposal Letter

Thank you for your time and consideration.

Sincerely,

Leslie Connor

October 29, 2018

To My Elected City Councilors,

I am writing in concern to the Costco Building proposal at the Kuebler and 27th intersection location. I have lived in my home in the south Salem neighborhood for many years. I have never been one to stop progress, however, in this case, it is important to me that my City Councilors understand my frustration and concern that Costco will have on the safety, livability and vitality of my neighborhood.

My first area of concern is the Kuebler and I-5 traffic flow. The Kuebler Blvd. addition was done to expand and accommodate the urban growth area of South Salem. Before it could even get completed, I believe that it became apparent that Kuebler Blvd. was not enough to handle the grow of population and families needing to have I-5 access to South Salem without having to go all the way south and turn around. Almost immediately there was and still is issues with traffic backing up onto the I-5 Interstate trying to get off or on. The bumper to bumper congestion of trying to head west into South Salem from Kuebler is both frustrating and dangerous. These problems still exist today without the addition of Costco. I honestly cannot imagine coming home on the I-5 and getting off at Kuebler to the increased influx of traffic from Costco's daily operations. What would be done about this?

My second concern is the daily loading and unloading of trucks that back up to the residential neighborhood along Boone Road. Again the noise and traffic along the Boone RD and Battlecreek Road area will be damaging to our neighborhood. This will lower the value of homes and decrease the livability of our neighborhood. Battlecreek Road has also become congested and used as a secondary route. All of our homes along and near this intersection have to deal with the constant traffic and noise. It is horrible. No maintenance is ever done along this stretch of road to assist with this. What will the City of Salem be willing to do to protect our homes and its resident's from this? What if this was your home neighborhood?

Lastly, I have always been proud of Salem and living in the south area. It just feels like south Salem is becoming an industrial zone and there does not seem to be a concern for the area's long-term vitality. There seems no concern for the residential homes and citizens, like me, who have invested in living here. No restaurants, stores and various other projects have made their way to South Salem. Now we are not only dealing with the Amazon plant opening and heavy industrial growth just across the freeway, but Costco wanting to move into our backyards. Enough is enough. What about us? This project needs to be reconsidered and moved to a more convenient and viable area that won't infringe on the resident's that have helped to create and build this beautiful area.

Thank you for your consideration and concern.

Leslie Connor

Amy Johnson

From: Dan Atchison
Sent: Thursday, November 15, 2018 2:05 PM
To: Amy Johnson
Subject: FW: 100 more people signed "ckaser@cityofsalem.net: Stop the Costco development on 27th and Kuebler in Salem, OR"

Costco hearing

Dan Atchison
Salem City Attorney
503-588-6003

From: Matthew Ausec
Sent: Saturday, September 15, 2018 9:41 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: FW: 100 more people signed "ckaser@cityofsalem.net: Stop the Costco development on 27th and Kuebler in Salem, OR"

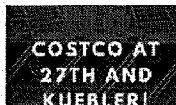
From: mail@changemail.org
Sent: Saturday, September 15, 2018 9:40:28 PM (UTC-08:00) Pacific Time (US & Canada)
To: Matthew Ausec
Subject: 100 more people signed "[ckaser@cityofsalem.net: Stop the Costco development on 27th and Kuebler in Salem, OR](https://www.change.org/p/ckaser-cityofsalem-net-stop-the-costco-development-on-27th-and-kuebler-in-salem-or)"

change.org New signatures

Matt Ausec – This petition addressed to you on Change.org has new activity. See progress and respond to the campaign's supporters.

[ckaser@cityofsalem.net: Stop the Costco development on 27th and Kuebler in Salem, OR](https://www.change.org/p/ckaser-cityofsalem-net-stop-the-costco-development-on-27th-and-kuebler-in-salem-or)

Petition by Hannah A. · 100 supporters



100 more people signed

View petition activity

RECENT SUPPORTERS



Daniel Norton

Salem, OR · Sep 06, 2018

Location and increased traffic for the area will be unacceptable for area residents. The city of Salem needs to do a better job of planning for growth.



Deborah Dobay

Salem, OR · Aug 31, 2018

Traffic for all nearby residents and several nearby schools will increase beyond capacity of the area. Increased congestion, noise, and pollution would affect area residents and several nearby schools permanently. Property values of current stable neighborhoods would decrease. Say goodbye to livability to this area of Salem. Ility



taylor ferguson

, · Sep 16, 2018



Dubstep XII

, · Sep 16, 2018



Gabi Naber

, · Sep 15, 2018

View all 100 supporters

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This notification was sent to mausec@cityofsalem.net, the address listed as the decision maker contact by the petition starter. If this is incorrect, please [post a response](#) to let the petition starter know.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

Amy Johnson

From: Dan Atchison
Sent: Thursday, November 15, 2018 2:06 PM
To: Amy Johnson
Subject: FW: Costco

Costco hearing

Dan Atchison
Salem City Attorney
503-588-6003

From: Steve McCoid
Sent: Friday, November 09, 2018 4:42 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fw: Costco

From: noreply@cityofsalem.net <noreply@cityofsalem.net> on behalf of coaktek2@msn.com <coaktek2@msn.com>
Sent: Friday, November 9, 2018 9:45 AM
To: Steve McCoid
Subject: Costco

Your Name	Janelle Coakley
Your Email	coaktek2@msn.com
Message	I'm asking you to vote "NO" on Costco's intent to build on Kuebler. They have lied about the original size store they intend to build, they've added a gas station, their traffic study is inaccurate, their water run off from so much sealed landscape will create flooding situations, they didn't include the ramifications of Amazon when they did their study and it will destroy a grove of oak trees.

This email was generated by the dynamic web forms contact us form on 11/9/2018.

**COMMENTS AFTER
CC HEARING NOTICE
MAILED ON 11.20.18**

Aaron Panko

From: STEVE WOOLEY <stevewooley@comcast.net>
Sent: Tuesday, November 20, 2018 10:54 AM
To: Aaron Panko
Subject: Costco

As long as it is at Costco's expense, I think it's important that the subject be maintained. Especially with gas tanks close to our wetlands. Costco usually buys there property out right. As long as it is not a community expense and it vote yes.

Please except this as an absentee voice for Jennifer and Steven Wooley 1765 Scotch Ave. SE Salem 97306

Aaron Panko

From: STEVE WOOLEY <stevewooley@comcast.net>
Sent: Tuesday, November 20, 2018 11:13 AM
To: Aaron Panko
Subject: Re: Costco

This is Jennifer Wooley, I just spoke with Erin Pranko. There is not enough room on that lot for a parking lot let alone the store and four fuel stations. The costumers and employees will over run the Salem Clinic and LDS church parking lots. Patrons at the Boone road wards have problems enough with parking. That intersection is very congested and confusing as it is, with frequent accidents. Subjecting Kuebler Road and the Boone intersection in my opinion will be imploding to the wet land and safety that is already there.

There is also high risk of fire hazard. That location is not only to small but not appropriate for a Costco store or it's invasion of shoppers, carts, cars, delivery docks,pups, food courts and venders.

Our household objects, whole heartedly.

Sincerely,

Jennifer and Steven Wooley

On November 20, 2018 at 10:54 AM STEVE WOOLEY <stevewooley@comcast.net> wrote:

As long as it is at Costco's expense, I think it's important that the subject be maintained. Especially with gas close to our wetlands. Costco usually buys there property out right. As long as it is not a community expens vote yes.

Please except this as an absentee voice for Jennifer and Steven Wooley 1765 Scotch Ave. SE Salem 97306

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Tuesday, November 20, 2018 12:34 PM
To: Aaron Panko
Subject: FW: Costco in South Salem

- Lisa | 503-540-2381

From: Nathaniel Price [mailto:ntprice@earthlink.net]
Sent: Friday, November 09, 2018 10:08 PM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: Costco in South Salem

To whom it may concern

I'm writing to request the City Council file a motion to assume jurisdiction over the appeals regarding Costco moving to south Salem. A decision this big needs to be decided by residents of Salem and not someone from Portland.

There are many flaws with locating the Costco in South Salem. To start with, you are putting a warehouse in a residential neighborhood. There is plenty of warehouse space east of I-5 where it is more appropriate. The addition of Costco in this location will also significantly disrupt traffic flow into the immediate neighborhoods as well as access to neighborhoods further along Kuebler. Traffic is already a mess during peak time, it will be even worse and Kuebler will fail daily. Significant public funds were spent to improve the mobility on Kuebler. Placing Costco in this location will make that public investment meaningless.

Please consider the impact on the surrounding residential neighborhood when you consider placing a warehouse right next door. The added traffic from Costco into the surrounding neighborhoods will make the livability that we enjoy disappear.

Think about it...would you really want to live right next to a Costco. Development in this neighborhood shopping and commercial development should be consistent with the surrounding residential neighborhoods.

Thank you for your time and consideration.

Nathaniel Price

Sent from my iPhone

Aaron Panko

From: Lisa Anderson-Ogilvie
Sent: Tuesday, November 20, 2018 12:35 PM
To: Aaron Panko
Subject: FW: SPR-DAP18-15.

- Lisa | 503-540-2381

From: danka8@juno.com [mailto:danka8@juno.com]
Sent: Friday, November 09, 2018 9:20 AM
To: citycouncil <citycouncil@cityofsalem.net>
Subject: SPR-DAP18-15.

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 hours to drive those nine miles. There was no alternative route. This is what the future holds for Kuebler unless the City and the County plan responsibly.

A Costco at the Kuebler site would generate an enormous amount of traffic. Two shopping centers planned around the Kuebler/27th St. intersection will add considerably more. Then factor in a 225 unit housing development just across Kuebler, 181 apartments a short way north, further Fairview development, Amazon and additional development in the Mill Creek complex. There is no possibility Kuebler can handle the resulting traffic volume. Actual traffic counts substantiate this.

Yet, there's more. East of I-5 along Kuebler/Cordon Road a vast amount of land is for sale, including three 25 acre parcels. South of Kuebler on Commercial a large apartment complex is being built. West of Kuebler there is residential development which will feed Kuebler.

Kuebler is four lanes wide for much of its length and will remain forever so. There is no alternative route to I-5 and none is planned. As drivers confront the inevitable they will seek alternative routes through the neighborhoods. The impact will be felt by all of South Salem.

It is appropriate, yea imperative, that Council hear this appeal. Citizens elect you to represent them in the belief you will provide for the community's long-term welfare. This issue is, without doubt, of the highest importance for Salem and one that should come before Council. I urge you to hear the appeal.

Dan Reid
Ward 3

New Testosterone Booster Takes GNC by Storm
medjournal.com-publish.net

Aaron Panko

From: STEVE WOOLEY <stevewooley@comcast.net>
Sent: Tuesday, November 20, 2018 1:34 PM
To: Aaron Panko
Subject: NOTICE OF COSTCO PUBLIC HEARING RESPONSE

11/20/2018

Attn: to the City of Salem and Council Committee c/o Aaron Panko, Case Manager

RE: NOTICE OF COSTCO PUBLIC HEARING 12/10/2018 @6:00 PM

From: Jennifer Wooley and Steve Wooley

Please except the following statement as an absentee voice for the above addressed hearing:

There is not enough room on that lot for a parking let alone the store and four fuel stations. The costumers and employees will over run the Salem Clinic and LDS church parking lots. Patrons at the Boone Road wards have problems enough with parking. That intersection is very congested and confusing as is, with frequent accidents. Subjecting Kuebler Road and the Boone intersection to possibly even more casualties. In my opinion this development will be imploding to the wet land and safety concerns that are already there.

There is also high risk of fire hazard. That location is not only to small but not appropriate for a Costco store or it's invasion of shoppers, carts, cars, delivery docks, parking, food courts and vendors. This will also be hazardous and polluting to the near by schools and residence and other churches of that area. The intrusion will impact the small businesses nearby, ie; Trader Joes, Sally's, Furniture, Walgreens, Walmart, Winco and the other small business strip malls. This will implode to our local economy and revenue also.

Our household objects, whole heartedly. Thank you

Sincerely,

Jennifer and Steven Wooley

1765 Scotch Ave. SE Salem, Or 97306

Aaron Panko

From: Lesa <lesaa@msn.com>
Sent: Tuesday, November 20, 2018 3:45 PM
To: Aaron Panko
Subject: Support of new Costco location

Hello Mr Panko,

I'm writing to let you know that our household totally supports the new proposed location of Costco off of Keubler Blvd. I believe that the site plan is well thought out to mitigate noise and congestion. The traffic stipulations the city gave in its provisional approval are very adequate to address residents concerns.

I live in South Salem, south of Keubler, and will be impacted by the increased traffic in that area. I still think these new shopping areas will be a great asset to Salem. Hopefully the new eateries won't be all chain locations!

We are 21 year residents of Salem and we need growth and new business coming in!

It keeps our city vital and adds to property taxes coming in!

Aaron Panko

From: Lesa <lesaa@msn.com>
Sent: Tuesday, November 20, 2018 3:48 PM
To: Aaron Panko
Subject: Support of new Costco location

Hello Mr Panko,

I'm writing to let you know that our household totally supports the new proposed location of Costco off of Keubler Blvd. I believe that the site plan is well thought out to mitigate noise and congestion. The traffic stipulations the city gave in its provisional approval are very adequate to address residents concerns.

I live in South Salem, south of Keubler, and will be impacted by the increased traffic in that area. I still think these new shopping areas will be a great asset to Salem. Hopefully the new eateries won't be all chain locations!

We are 21 year residents of Salem and we need growth and new business coming in!

It keeps our city vital and adds to property taxes coming in!

Thank you for your attention to this important addition to our wonderful city, Lesa Archibald

503-949-3444

Aaron Panko

From: STEVE WOOLEY <stevewooley@comcast.net>
Sent: Saturday, November 24, 2018 6:53 PM
To: Aaron Panko; Sally Long
Subject: NOTICE OF COSTCO PUBLIC HEARING

Our household has already submitted an informal absentee comment regarding the above hearing. However, after experiencing the horrific Black Friday traffic in those areas, we have a few more things to add.

The area of the proposed Costco is so congested without the new development. The people of Salem worked very hard to finally get Kuebler widened. The project went on for years. There is still congestion. The Kuebler off ramps will be even worse than before. If the city adds a Costco in a congested area it will only make things worse. The inconvenience of the Kuebler construction and the challenges to widened the road, will have been done in vain.

I found this link regarding more expansions...No thank you to both the Costco project and another Kuebler congestion expansion. Our property taxes have already taken a big enough hit!

<https://www.cityofsalem.net/CityDocuments/traffic-congestion-task-force-comments-2018-03-10.pdf>

Sincerely,

Jennifer Wooley and Steve Wooley

1765 Scotch Ave. Se

Salem, OR

97306