

Amy Johnson

From: Amy Cavender <aimbonejones@msn.com>
Sent: Tuesday, December 04, 2018 9:00 AM
To: citycouncil
Subject: Costco location.

I don't see the benefits of putting a costco in at that location. I live in keizer it is hard enough to travel to the one on mission street. I feel it would be more beneficial to put one in keizer before moving the one on mission or building another out south. I would drop my membership if the one on mission moved or closed. Just to far to drive.

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Amy Johnson

From: Dan Atchison
Sent: Tuesday, December 04, 2018 8:12 AM
To: Amy Johnson
Subject: FW: Costco Project at Kuebler and 27th

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Monday, December 03, 2018 8:03 PM
To: Dan Atchison <DArchison@cityofsalem.net>
Subject: Fwd: Costco Project at Kuebler and 27th

Sent from my iPad

Begin forwarded message:

From: Arthur Mah <mahoo95@yahoo.com>
Date: December 3, 2018 at 4:55:10 PM PST
To: cbennett@cityofsalem.net
Subject: Costco Project at Kuebler and 27th

Mayor Bennett,

I have not heard the concerns of those who are against the Costco project at Kuebler and 27th

However, I live in south Salem and would recommend the project move forward. This will provide convenient shopping opportunities for myself and my family.

Thanks

Arthur S. Mah

Amy Johnson

From: Dan Atchison
Sent: Tuesday, December 04, 2018 8:12 AM
To: Amy Johnson
Subject: FW: Costco Relocation

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Monday, December 03, 2018 8:03 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco Relocation

Sent from my iPad

Begin forwarded message:

From: Anita Samaniego <anita7762@gmail.com>
Date: December 3, 2018 at 4:57:50 PM PST
To: cbennett@cityofsalem.net
Subject: Costco Relocation

I am unable to attend the meeting on Dec.10th, but would like to express my wholehearted support of the Costco relocation.

As a Costco member I am looking to the 27Ave/Kuebler location, it would be very convenient.

Sincerely,

Anita Samaniego

6077 Rolletti Dr SE

Salem, OR 97306

Amy Johnson

From: barela974 <barela974@gmail.com>
Sent: Monday, December 03, 2018 6:43 PM
To: citycouncil
Subject: NEW COSTCO LOCATION

We object to the proposed new location of Costco. It's too far away for your northwest residents
Thank you.
Mr and Mrs Ben Barela
4293 Lemon St NE
Salem

Sent from my Verizon, Samsung Galaxy smartphone

Amy Johnson

From: Aaron Panko
Sent: Monday, December 03, 2018 1:19 PM
To: Amy Johnson
Subject: FW: costco

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

From: Buzz [<mailto:buzblo@gmail.com>]
Sent: Monday, December 03, 2018 1:06 PM
To: Aaron Panko <APanko@cityofsalem.net>
Cc: Chuck Bennett <CBennett@cityofsalem.net>
Subject: costco

I am a resident of Cambridge neighborhood which is not far from where you are considering a new location for Costco. I welcome the store in this neighborhood and believe it will serve South Salem well. I think it will ease some of the traffic on Mission Street, which is a conduit to those businesses on Lancaster Drive as well so it appears to me to be a positive move for the City to pursue.

Buzz Blogg

Amy Johnson

From: DART Beverly <Beverly.DART@dhsosha.state.or.us>
Sent: Monday, December 03, 2018 1:06 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Cc: Pkahan@costco.com
Subject: In support of Costco relocation
Attachments: Costco.docx

Battle Creek Home Owner and Costco member

Costco – New Location

In support of this relocation

To Who It May Concern;

I am a resident and neighbor of the New Costco location. I am also strongly in support of the New Location for various reasons.

There is no hiding the fact that many residents of nearby neighborhoods have grave concern about the store's relocation. The number one reason being the traffic and possible congestion it will cause on both Kuebler and Commercial St. The second reason I frequently hear is, the city's drainage / flooding potential off of Fairway Ave. SE. and how this relocation will exacerbate the problem. Having said that, I want you to know, I live in an HOA community where the majority of homeowners are 65 +. These are the same residents who show up at city council meetings and are your loudest opposers. I can tell you that these same opposers and their position, are based on half-ass / slanted research and hearsay. Their personal need and fears drive their actions and are extremely self-serving and destructive to communities, as their resistance to progression is defaming and suppressive.

These are not forward thinkers who are willing to see the Big picture beyond their own life span.

I think it is important to listen and address / dispel the myths, concerns, fears of the naysayers and emphasize the positives.

For older learners it is always good to present visual aids in color, so whether that is in the form of data analysis, projections, traffic overflow plans etc. these can be very powerful tools. Pie charts / bar graphs

and/or side by side comparisons are all very effective tools for demonstrating all considerations made during and after project planning. Another great visual is a map of the area with color indicators identifying Costco's most frequent shoppers by zip code or residential area.

A key component of change management is the assurance of continued evaluation / success analysis to address unanticipated challenges.

Below is a simple side by side project planning data sheet:

Benefit	Risk	Risk Response

For me, I love the idea of having Costco in my neighborhood and a more effective freeway access for others who may be having to traveling to Costco. I do have to say I was disappointed to hear it was not an additional store but a relocation, as I feel our Salem community and surrounding areas could benefit from a second store and it would elevate the concern regarding traffic saturation. As far as traffic goes, I would much rather navigate my way through my own neighborhood vs. Mission St. and bottom line, traffic has never stopped me from shopping. If I have a need and Costco has it, I'm getting it, it is simple!

I'm not sure if this means more employment opportunities for the community but I am sure hopping so. More employment opportunities for our community's unemployed, is always a good thing.

Respectfully,

Battle Creek Home Owner

Amy Johnson

From: Dan Atchison
Sent: Monday, December 03, 2018 2:07 PM
To: Amy Johnson
Subject: FW: COSTCO

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Monday, December 03, 2018 2:04 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: COSTCO

Sent from my iPhone

Begin forwarded message:

From: Beverly Mackey <beverly_mackey@hotmail.com>
Date: December 3, 2018 at 1:47:38 PM PST
To: "<cbennett@cityofsalem.net>" <cbennett@cityofsalem.net>
Subject: COSTCO

I am a resident of Lincoln City. We drive to Salem every two weeks to shop at COSTCO. I support this new location as it will improve our shopping experience as the traffic will not be so intense. Sometimes we have to wait through two left turn signals to get into the parking lot!

We look forward to a new store at this location and hope you will approve the location.

We do other shopping in Salem and always enjoy a restaurant in town. COSTCO is a real asset to the whole city and the surrounding communities it serves.

Kind regards,

Beverly Mackey
(541) 921 7960

Amy Johnson

From: Aaron Panko
Sent: Monday, December 03, 2018 10:28 AM
To: Amy Johnson
Subject: FW: Costco Relocation

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

From: Beverly McKellar [mailto:themckellargroup@comcast.net]
Sent: Monday, December 03, 2018 10:18 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco Relocation

Count me among those that look forward to the new Costco location. They have outgrown the current location & should be commended for their willingness to invest further in our community.

Beverly McKellar
South Salem resident

Sent from [Mail](#) for Windows 10

Amy Johnson

From: Aaron Panko
Sent: Wednesday, December 05, 2018 7:12 AM
To: Amy Johnson
Subject: FW: Costco relocation

-Aaron | 503-540-2356

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

From: Beth Thorndike [mailto:beththorndike@comcast.net]
Sent: Tuesday, December 04, 2018 5:42 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco relocation

Hello there,

I am a frequent customer of the Salem Costco. I would be very unhappy to have the store relocate to the south Salem/Kuebler location. Because of my location and the fact that I rarely travel south, I would end up doing my Costco shopping less frequently and probably at the Wilsonville Costco. I don't know what the reasons are for this move consideration, But I sincerely hope you decide to keep the location where attached.

Thank you, Beth Thorndike

Sent from Beth's iPhone

Amy Johnson

From: Bethany Wright <beth@boom.net>
Sent: Tuesday, December 04, 2018 8:07 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Cc: Pkahn@costco.com
Subject: Costco Relocation

To all it may concern -

As a tax paying citizen, I am in full support of the relocation of Costco to Kuebler. The current location is very poorly set up for both entrance and exit, as well as just general parking and creates ridiculous traffic congestion on a regular basis.

Moving the Costco to the new location will free up traffic in a very condensed part of town, and provide easier access for those that want to visit.

To be honest, it will be much less convenient for me, however, I personally believe this relocation is a benefit to those in both areas.

Thank you for your time.

Regards,

Bethany Wright
Salem, OR

Amy Johnson

From: Coleen Barbee <coleenjb@gmail.com>
Sent: Monday, December 03, 2018 9:46 AM
To: citycouncil
Subject: Costco new location

I approve.

Sent from my iPhone Coleen

Amy Johnson

From: Chris Daniels <cdaniels757@yahoo.com>
Sent: Tuesday, December 04, 2018 2:31 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco Relocation

Good Afternoon,

Thank you for the work that you do developing commercial properties in the City of Salem. I'm writing you today to give my support to Costco and their effort to relocate to a more suitable location. The current location is getting very congested and causes driving issues on Mission Street and beyond. Costco provides a vital retail opportunity to Salem residents. As our population grows, forward thinking of our vital businesses is necessary.

Sincerely,

Chris Daniels
2541 Christina St. NW
Salem, OR 97304
503-302-1080

PS: Hundreds if not thousands of housing units are being built in West Salem. The current capacity of our infrastructure is not adequate for our current population in my opinion. Before more units are approved for West Salem, I would think the roadways, police, fire, retail and schools would receive first consideration. I'm also a strong supporter of a third bridge along with smarter traffic lights leading to the bridge. If there's a way I can be part of the solution, please let me know. I don't want to be the one that only complains.

Amy Johnson

From: Cheryl Emerson <cemerson@me.com>
Sent: Monday, December 03, 2018 10:14 AM
To: citycouncil; Chuck Bennett; Aaron Panko; Pkahn@costco.com
Subject: Salem Costco

I wanted to express my support into the Costco loaction southwest corner of Kuebler and 27th Avenue. While I complete support this location and feel it's complete warranted. There is a huge bottle neck on Mission ST SE due to the location of the current Costco is too small to meet the needs of Salem residence. I believe in the perfect world Costco would keep both locations.

Cheryl Emerson

Amy Johnson

From: Christina Matson <chrissysplace@live.com>
Sent: Tuesday, December 04, 2018 5:06 PM
To: Chuck Bennett; citycouncil
Subject: Costco

Greeting,

I saw on Facebook that Costco is wanting support to relocate to the Kubler/I-5 area. I would love to know how this idea was thought of as a good thing? It is already hard enough to commute around that area without Costco being there now. I understand that they have outgrown where they are currently with parking and access, but putting them in a space that is already packed, oh wow! There is not much more room in the land that they are looking at on Kubler than what they have now. I was also thinking about how that land was promoted as for local/smallbusiness. Costco is definitely not local or small buisness. It is the opposite. I hope the city council reconsiders this bad idea.

Christina

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Amy Johnson

From: Dan Atchison
Sent: Monday, December 03, 2018 2:23 PM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Monday, December 03, 2018 2:10 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPhone

Begin forwarded message:

From: CHRISTINE TAGGART <taggarts3@comcast.net>
Date: December 3, 2018 at 11:17:43 AM PST
To: cbennett@cityofsalem.net
Subject: Costco
Reply-To: CHRISTINE TAGGART <taggarts3@comcast.net>

I am in favor of Costco relocating to Kuebler and 27th.

Christine Taggart

1141 Pawnee Circle SE

Salem, Or 97306

Amy Johnson

From: CHRISTINE TAGGART <taggarts3@comcast.net>
Sent: Monday, December 03, 2018 11:20 AM
To: citycouncil
Subject: Costco

I am in favor of Costco relocating
to 27th and Keubler, Salem, Or.

Christine Taggart

1141 Pawnee Circle SE

Salem, Or. 97306

Amy Johnson

From: Dan Atchison
Sent: Wednesday, December 05, 2018 9:55 AM
To: Amy Johnson
Subject: FW: Costco new location

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Wednesday, December 05, 2018 6:27 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco new location

Sent from my iPad

Begin forwarded message:

From: Charline Zipperer <CharlineZ@msn.com>
Date: December 4, 2018 at 2:32:05 PM PST
To: "cbennett@cityofsalem.net" <cbennett@cityofsalem.net>
Subject: Costco new location

I am in favor of the proposed new location of the Salem Costco. We need to have a location with increased accessibility.

Charline Zipperer, Principal Broker, CRS, GRI
503-580-5768

CharlineZ@msn.com

(Licensed in the State of Oregon)

Murray Brown Real Estate

4375 Turner Rd SE

Salem, OR 97317

www.CharlineZipperer.com

[Oregon Real Estate Initial Agency Disclosure Pamphlet](#)

Amy Johnson

From: Charline Zipperer <CharlineZ@msn.com>
Sent: Wednesday, December 05, 2018 7:59 AM
To: citycouncil
Subject: Relocation of Costco

I definitely support the move of the Costco to Kuebler & 27th. We need the facility to have better access so traffic is not backed up onto Mission & a parking area that doesn't flood when it rains. The new location would resolve these problems, along with others.

Charline Zipperer, Principal Broker, CRS, GRI

503-580-5768

CharlineZ@msn.com

(Licensed in the State of Oregon)

Murray Brown Real Estate

4375 Turner Rd SE

Salem, OR 97317

www.CharlineZipperer.com

[Oregon Real Estate Initial Agency Disclosure Pamphlet](#)

Amy Johnson

From: Debbie Meyer <meyerdebbie39@gmail.com>
Sent: Monday, December 03, 2018 8:31 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco relocation

I welcome Costco to South Salem!

Deborah E. Alexander

Sent from [Mail](#) for Windows 10

Amy Johnson

From: Dan Atchison
Sent: Monday, December 03, 2018 2:24 PM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Monday, December 03, 2018 2:10 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPhone

Begin forwarded message:

From: DEBRA BARNES <DANDRBARNES544@msn.com>
Date: December 3, 2018 at 11:34:06 AM PST
To: "cbennett@cityofsalem.net" <cbennett@cityofsalem.net>
Subject: Costco

We could actually use two Costco stores in Salem. If that's not possible, a change in location is badly needed. Parking and traffic at the current location actually keep me from using Costco.

Debra Barnes
West Salem Resident

Amy Johnson

From: Dan Atchison
Sent: Wednesday, December 05, 2018 9:55 AM
To: Amy Johnson
Subject: FW: New Costco 27th and Keubler Blvd.

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Wednesday, December 05, 2018 6:23 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: New Costco 27th and Keubler Blvd.

Sent from my iPad

Begin forwarded message:

From: david dake <xknopr8tr@yahoo.com>
Date: December 4, 2018 at 4:22:56 PM PST
To: "cbennett@cityofsalem.net" <cbennett@cityofsalem.net>
Subject: New Costco 27th and Keubler Blvd.

This relocation will cause significant traffic hazards and stress roads that are already over capacity at peak travel times. We are **against** the building of a Costco or any other retail/mall type installation at the property located at 27th & Keubler Boulevard until the roads have been redesigned/changed and are capable of handling the increased use and traffic.

Sincerely,

David and Christina Dake
5063 Cindy Pl SE
Salem, OR
97306

Sent from [Mail](#) for Windows 10

Amy Johnson

From: Aaron Panko
Sent: Monday, December 03, 2018 10:27 AM
To: Amy Johnson
Subject: FW: Salem Costco relocation

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

From: Donna Mantie [mailto:donna@newbergtravel.com]
Sent: Monday, December 03, 2018 8:45 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Salem Costco relocation

As a long time member of Costco, I am writing regarding Salem Costco relocation. I am opposed to this move as it is moving Costco closer to South Salem and Albany store and farther away from North, West & East Salem which does not have another Costco store in those directions even close to them as does South Salem with the Albany store. Especially people north of Salem, such as Keizer, Gervais, Woodburn, etc. would not benefit from this relocation at all. If they want to relocate, it would better suit the general population if they moved out towards Keizer Station. Just wanted to express my concerns. As we live east of Salem, it would be not be handy at all to even go to Costco at the new location.

Donna Mantie
1777 Hazelnut Lane NE
Salem, Or 97317

Amy Johnson

From: Donalee Nelson <verdlee@aol.com>
Sent: Monday, December 03, 2018 10:10 AM
To: Chuck Bennett
Cc: Aaron Panko; citycouncil; Pkahn@costco.com
Subject: Costco

Negate the appeal and continue to allow Costco to relocate to Kuebler Blvd.
The current site is congested and during recent heavy weather the parking lot had areas covered with surface water not allowing adequate spaces for customer parking.

Donalee Nelson
6745 Continental Cir SE
Salem, OR 97306

Amy Johnson

From: Aaron Panko
Sent: Monday, December 03, 2018 10:27 AM
To: Amy Johnson
Subject: FW: Case No. SPR-DAP

-Aaron | 503-540-2356

From: Dan Reid [mailto:k.7-h-m@q.com]
Sent: Monday, December 03, 2018 10:12 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Case No. SPR-DAP

Traffic

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

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

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

-The 2007 traffic analysis for the Battle Creek/Kuebler intersection, Weekday PM Peak Hour, counted 925 westbound vehicles. The 2018 count shows 1,497 trips, a 4.5% annual growth or *four and one-half times* the assumed rate of growth in the TIA. It is apparent that nobody validates projected traffic counts in TIAs. Furthermore, the TIA states this purported growth rate is consistent with other traffic studies in the area. What are these studies, who did them, who paid for them and when were they conducted?

-A sustained 1% annual growth rate in traffic is absurd. With developable property available directly across Kuebler to the north (225 residential units planned), with considerable land for sale immediately east of I-5 on Kuebler/Cordon Road (including at least three parcels of over 25 acres each), and with a large apartment project soon to start in the Fairview area (181 units) as well as 125 townhouses, there will be an enormous increase in traffic volume in just the next five years. Add to this the impact of at two nearby shopping centers (Kuebler Cascade View, for one), the Mill Creek complex and Amazon, and we have the makings of a real traffic nightmare *with or without* Costco. The impact will be felt throughout South Salem.

-As congestion on Kuebler inevitably builds, drivers will seek alternate routes. In other words, cut-through traffic through neighborhoods will increase. Even PacTrust identifies this problem. In its Applicant's Statement dated May 3, 2006, p. 5, one reads, "The increased vehicle traffic will impact Kuebler Blvd. and the Kuebler-Commercial intersection, but can also be expected to infiltrate through the newly developing residential areas to

the west of Battle Creek.” The TIA does not address this significant impact, and Salem acknowledges it has no plan to deal with cut-through traffic.

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

Kuebler already accommodates a considerable volume of vehicular traffic. As development continues both east and west of I-5 this will increase, and increase significantly. Kuebler, for much of its length, is four lanes and will remain four lanes forever. Unless one chooses to drive north to Mission or south to the Delaney Road on-ramp, motorists will use Kuebler to access I-5. Sadly, Salem has planned for no supplemental route. Given these conditions, the future of Kuebler is grim. For those living west of Commercial who use Kuebler to reach I-5, delays will become intolerable.

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

Changes Since the Rezone Approval in 2007

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

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

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

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

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

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

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

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

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

respond to. *This idea that we are pulling from all over Salem just isn't going to happen.*" P. 12 [Emphasis is mine.]

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

Costco is, obviously, a regional draw. The applicant strongly affirmed it was developing a *community shopping center*, and Salem defended the denial of regional draw using more than six pages in its decision. The Council was lied to, Staff was lied to, as were the citizens of Salem; but Council approved the rezone based on what the applicant so clearly stated. This disingenuous behavior should be recognized and admonished, not rewarded.

Summary

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

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

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

This appeal should be upheld.

Dan Reid
Ward 3

Amy Johnson

From: Dustin Wylam <dustinwylam@yahoo.com>
Sent: Tuesday, December 04, 2018 6:43 AM
To: citycouncil
Subject: Legal Action Costco Relocation

The Costco development on Kuebler is wrong! The majority of South Salem residents do not want it and this is evident by the strong and vocal opposition. The planners received dozens of letters and emails explaining that we do not want it. There is a huge difference between a small neighborhood shopping center (which was promised initially and a warehouse with a massive parking lot. The traffic and congestion on Kuebler will worsen dramatically! What about the millions spent to improve Kuebler congestion within the last few years, was it wasted? This will be for nothing! The environmental effects alone make it a poor development. The city government should expect heavy legal action and protest if you allow this development to proceed. Dustin Wylam DMD (south salem resident).

Sent from my iPhone

Amy Johnson

From: earl derkatch <earlderkatch@gmail.com>
Sent: Tuesday, December 04, 2018 1:39 PM
To: Chuck Bennett; citycouncil
Subject: Costco

We wish to put our support behind the proposal for the new Costco store that is planned for SE Salem. We would appreciate having a new location that would allow easier access and also the convenience of the proximity to I-5.

Thank you,

--

Earl and Ginger Derkatch
918-638-1042

“If we teach today’s students as we taught yesterday’s, we rob them of tomorrow.”
– John Dewey

Amy Johnson

From: Eric Stevenson <eric@barrybrayconstruction.com>
Sent: Tuesday, December 04, 2018 2:14 PM
To: Chuck Bennett
Cc: Aaron Panko; citycouncil
Subject: New Proposed COSTCO location in Salem, OR.

Good afternoon All, I'm sending this email to voice my opinion regarding the new proposed COSTCO location in Salem, OR. This location will provide substantially better and easier access to Costco and it will help eliminate some of the already poor traffic congestion on Mission St. During peak traffic times on Mission St. I have personally seen traffic backed up on Hawthorne Ave SE all the back to the I-5 offramp and a large portion of that traffic is trying to access the Costco warehouse. I am the chief estimator and project manager for a local Salem, OR. commercial concrete contractor and I see this congestion everyday traveling down Mission St. The early mornings trying to get to work from I-5 and again in the afternoon going the other direction. I'm certain that a traffic study would show a reduction of traffic especially during peak driving hours and that it will only help with reducing the already heavy use and flow on this section on road. I would be in full support of a new Costco warehouse at the Kuebler Blvd. SE & 27th Ave. SE as this area has already been updated with easy access to and from I-5 and also back into town towards Commercial St. SE. My company just completed the concrete foundation work of a senior care facility on Boone Ridge so I am very familiar with this area and the traffic associated with peak drive hours on Kuebler Blvd. SE and in my opinion this location is more equipped to handle this added traffic. Thank you all for taking the time to read and consider my thoughts and opinions on this matter.

Eric Stevenson

Estimator/Project Manager

Barry Bray Construction

Office: 503-393-9558

Mobile: 541-954-2312

Email: eric@barrybrayconstruction.com

Amy Johnson

From: Dan Atchison
Sent: Wednesday, December 05, 2018 9:55 AM
To: Amy Johnson
Subject: FW: Approving new location of Costco in Salem

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Wednesday, December 05, 2018 6:22 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Approving new location of Costco in Salem

Sent from my iPad

Begin forwarded message:

From: "Fred Helmbold" <helmboldswoodworks@gmail.com>
Date: December 4, 2018 at 4:50:51 PM PST
To: "'Chuck Bennett'" <cbennett@cityofsalem.net>
Subject: Approving new location of Costco in Salem

Dear Honorable Mayor Bennett:

This letter is asking your support for the proposed new Costco location.

We are supporting this proposal because not only will it be good for Costco customers, but the entire city of Salem! Salem will benefit from increase property taxes, and less traffic congestion around the present location. There will also be another for a new business in their old location.

Please support this proposal.

Thank you.

Fred & Pat Helmbold

Amy Johnson

From: fred knorr <fredevknorr@hotmail.com>
Sent: Tuesday, December 04, 2018 7:14 AM
To: Chuck Bennett
Cc: citycouncil
Subject: Costco relocation

We would like to express our support for the relocation of Costco from Hawthorne to Kuebler. We have been members for a long time and have experienced the congestion that the smaller site has created. We are familiar with the new site and can see the benefits for relocation.

Thank you for your time.

Fred & Evelyn Knorr

Amy Johnson

From: Dan Atchison
Sent: Tuesday, December 04, 2018 8:12 AM
To: Amy Johnson
Subject: FW: Response to new costco off of Kubler Blvd

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Monday, December 03, 2018 8:03 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Response to new costco off of Kubler Blvd

Sent from my iPad

Begin forwarded message:

From: "Pam & Charlie" <pcfahy@comcast.net>
Date: December 3, 2018 at 4:45:51 PM PST
To: <cbennett@cityofsalem.net>
Subject: Response to new costco off of Kubler Blvd

Hi,

We are in favor of the new proposed Costco in South Salem. We live at 4757 Independence Drive, Pam & Charlie Fahe.

Amy Johnson

From: Dan Atchison
Sent: Monday, November 26, 2018 6:22 AM
To: Amy Johnson
Subject: Fwd: 100 more people signed "ckaser@cityofsalem.net: Stop the Costco development on 27th and Kuebler in Salem, OR"

For the Costco hearing.

Begin forwarded message:

From: Chris Hoy <CHoy@cityofsalem.net>
Date: November 26, 2018 at 5:05:09 AM PST
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: 100 more people signed "ckaser@cityofsalem.net: Stop the Costco development on 27th and Kuebler in Salem, OR"

Sent from my iPhone

Begin forwarded message:

From: <mail@changemail.org>
Date: November 25, 2018 at 9:27:13 PM PST
To: <choy@cityofsalem.net>
Subject: 100 more people signed "ckaser@cityofsalem.net: Stop the Costco development on 27th and Kuebler in Salem, OR"
Reply-To: "Change.org (change@mail.change.org)" <reply-fec516777762027e-112_TEXT-614132759-7259830-713693@mail.change.org>

change.org New signatures

Chris Hoy – 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

Petition by Hannah A. · 100 supporters



100 more people signed

[View petition activity](#)

RECENT SUPPORTERS



Mark Janda

Salem, OR · Nov 09, 2018

The increase in truck and car traffic will ruin the neighborhoods surrounding this area. And the infrastructure is not there to handle all of it. It can barely handle the traffic that is there now



Andrea Randall Handy

Puyallup, WA · Nov 26, 2018



Lora Higgins

Prescott, · Nov 26, 2018



Gary Moore

Salem, OR · Nov 25, 2018



SYLVIA EDWARDS

Kearney, · Nov 22, 2018

[View all 100 supporters](#)

CHANGE.ORG FOR DECISION MAKERS

On [Change.org](#), decision makers like you connect directly with people around the world to resolve issues. Respond to let the people petitioning you know you're listening, say whether you agree with their call to action, or ask them for more information. [Learn more.](#)

This notification was sent to choy@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: Wednesday, December 05, 2018 11:04 AM
To: Amy Johnson
Subject: FW: New Costco location

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Wednesday, December 05, 2018 11:04 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: New Costco location

Sent from my iPad

Begin forwarded message:

From: Ginger Boyer <grboyer@gmail.com>
Date: December 5, 2018 at 8:50:25 AM PST
To: cbennett@cityofsalem.net
Subject: New Costco location

I support Costco's move to this new location. Salem and the surrounding area need a larger, fully stocked Costco.

Virginia Boyer
Sent from my iPhone

Amy Johnson

From: Geoffrey James A.I.A. <gjamesarchitect@gmail.com>
Sent: Sunday, December 02, 2018 4:42 PM
To: Aaron Panko; citycouncil
Cc: Schmidling, Pamela; Scott Schaefer; alan tocchini MNA; Bob Krebs MNA; Richard Reid; larry george, MNA; Alan Meyer; Sue Reid; Bennie Yows MNA; James, Geoffrey; Dan Reid; Joshua Kay; Muriel Meyer
Subject: Morningside N.A. Recommendations: City Council Review of the Planning Administrator's decision on Class 3 Site Plan Review / Class 2 Driveway Approach Case No. SPR-DAP18-15
Attachments: Kuebler- MNA Traffic concerns.pdf; KUEBLER COLLAGE PLAN 08-08-2018.pdf

December 2, 2018

City Council Review of the Planning Administrator's decision on Class 3 Site Plan Review / Class 2 Driveway Approach Case No. SPR-DAP18-15.
For Public Hearing: December 10, 2018

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

Aaron Panko
Planning Division
City of Salem

Morningside N.A. unanimously voted to re-submit the attached traffic report and updated map, which is based on our adopted Morningside 360 Neighborhood Plan.

This is the same testimony that MNA submitted for the Kuebler Station zone change, and that UGA Permit.

The concern is the cumulative effect of the three large retail centers being proposed at the same traffic signal at 27th. & Kuebler, next to an existing mega church.

Our Report regarding the traffic concerns is attached , and that report refers to the adopted Morningside 360 Neighborhood Plan applicable policies, improved traffic flow at the intersection, a requested pedestrian connection between SGNA & MNA (over Kuebler) and also a proposed Marietta Extension.

City Recorder: Please also add to the Record of the Public Hearing.

All MNA Executive Board Members are copied on this Recommendation.

See attachments.

For
Pamela Schmidling
Chair
Morningside Neighborhood Association
By
Geoffrey James
Land Use Chair
Morningside Neighborhood Association

Morningside Neighborhood Association

September 2018 Comments

COSTCO/PACTRUST DEVELOPMENT: SITE PLAN REVIEW

The Morningside Neighborhood Association is taking this opportunity reiterate our concerns about the traffic impact of shopping centers (both approved and prospective) at the corners of Kuebler Boulevard SE and 27th Avenue SE.

The existing traffic flow between Battle Creek Road SE and Interstate 5 on Kuebler Boulevard SE is already marginal at times with traffic backing up on Battle Creek Road SE trying to get onto Kuebler Boulevard SE. The expansion of the I-5 – Kuebler Road SE Interchange has alleviated some of the problems in that area, but the new demand created by a Costco store in the existing Kuebler Gateway shopping center, the approved Kuebler Station shopping center, and a possible Kuebler Cascade View shopping center will definitely have a negative impact on 27th Avenue SE, Battle Creek Road SE, and Kuebler Boulevard SE traffic.

When assessing the traffic impact of these shopping centers, the City should also take into consideration the multiple new housing developments along Pringle Road SE, Reed Road SE, and Battle Creek Road SE north of Kuebler Boulevard as well as the significant warehouse development along Cordon Road SE. The combination of all of these will create a significant volume of new traffic on Kuebler Road SE.

We want to clearly express our concern about the negative impact of impeded traffic flow on Kuebler Road SE and the probability that this will cause additional traffic on residential streets throughout the neighborhood as people attempt to avoid the congestion.

We are not traffic engineers, so we are not proposing a specific solution. It may be that Marietta Street SE and 32nd Avenue SE can be developed to handle additional traffic volume and alleviate some of the load on 27th Street SE and Kuebler Boulevard SE. It may also be that Kuebler Boulevard SE would require additional expansion and/or that a more efficient interchange (e.g. a two lane roundabout) will need to be developed at 27th Street SE and Kuebler Boulevard SE. As the traffic on Kuebler Road SE increases and the incentive to cross it to reach shopping sites grows, a pedestrian/bicycle bridge would allow safe crossing without further impeding traffic flow.

Morningside Neighborhood Association

The following Goal from the Morningside Neighborhood Plan, adopted on May 24, 2014, contains our general thoughts about traffic issues associated with the development of this area and some proposed actions.

GOAL 25

Protect the community's investment in Kuebler Blvd. SE as the primary east-west arterial in South Salem through effective access management and mobility planning for all modes of transportation.

POLICIES:

25.1 Traffic impacts resulting from development in the Kuebler/I-5 Interchange Area Northwest Quadrant shall be mitigated to protect the functionality of, and maximize the public investment in, Kuebler Blvd SE and Interstate Highway 5.

25.2 New two-way or signalized driveways should not be permitted onto Kuebler Blvd between 27th Ave SE and the Interstate 5 right-of-way.

25.3 The Morningside Neighborhood supports transportation infrastructure improvements in vicinity of the Kuebler/I-5 interchange that improve the flow of vehicle traffic, and provide for functional and safe passage of nonmotorized transportation and pedestrians.

25.4 Future development patterns between 27th Ave SE and Battle Creek/Reed Road SE should provide the following:

- a) A high degree of street connectivity, with particular emphasis on through-connections to Reed Road SE;
- b) Walkable block lengths;
- c) Adequate intersection density to promote the use of nonmotorized transportation.

25.5 Holistic consideration should be given to the cumulative transportation impacts of development within the four quadrants of the Kuebler/I-5 Interchange Area.

Morningside Neighborhood Association

RECOMMENDED ACTIONS:

A25.1 The Morningside Neighborhood supports the use of innovative, alternative intersection designs in the Kuebler/I-5 Interchange Area to maximize safety and mobility for all modes of travel (Figure 9.7). Examples may include, but are not limited to:

- a) Displaced left-turn intersections;
- b) Median U-turn intersections;
- c) Through-about intersections; and
- d) Roundabouts.

A25.2 To provide for efficient pedestrian movement and safety, the City and ODOT should explore opportunities to construct a grade-separated pedestrian crossing over Kuebler Blvd connecting the Kuebler/I-5 Interchange Area northwest and southwest quadrants.

A25.3 The Morningside Neighborhood strongly supports the establishment of east/west transit service along Kuebler Blvd, and an eventual extension of Salem-Keizer Transit District Bus Line 7 to connect to such service.

A25.4 Development in this area should be well integrated with local mass transit service. Developers should work with the Salem-Keizer Transit District to support establishment of east/west transit along Kuebler Blvd, and cutthrough service from Kuebler Blvd to the existing bus line along Fairview Industrial Drive SE.

A24.5 Private development interests are encouraged to should work closely with ODOT and City staff to find cost-effective solutions to northwest quadrant site constraints; including but not limited to interchange improvements, wetland management and public utility infrastructure placement.

This Report was developed by the Transportation and the Land-Use Committees and was approved by unanimous vote by the MNA Executive Board in August 2018

Pamela Schmidling, Chair.
Morningside Neighborhood Association

KUEBLER DEVELOPMENT AREA

Morningside N.A.
July 2018

BASED ON THE "MNA 360"
MORNINGSIDE NEIGHBORHOOD PLAN
ADOPTED BY SALEM CITY COUNCIL



© 2016 Google

© 2007 Google

Amy Johnson

From: Aaron Panko
Sent: Monday, December 03, 2018 12:00 PM
To: Amy Johnson
Subject: FW: Costco Relocation Project

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

From: Hayley Parks [mailto:hayleyparks3@gmail.com]
Sent: Monday, December 03, 2018 11:46 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco Relocation Project

Please get this project pushed through as the current location for the Costco is disruptive to traffic getting from south Salem to north Salem, it clogs traffic down mission st trying to get to the freeway, the intersection at mission and Hawthorne where Costco currently is is a site of frequent auto accidents, and does not have enough room in the parking lot for the abundance of shoppers and gas station customers. The new site would alleviate all of these issues as the area isn't nearly as developed and provides much more space for the draw of people Costco naturally has. I strongly urge the council to get this approved due to current Salem needs.

Amy Johnson

From: jeffry1218@reagan.com
Sent: Monday, December 03, 2018 9:00 AM
To: citycouncil
Cc: Costco@online.costco.com
Subject: Costco

Dear Members,

I find it sad that the Progressive left, after having banned plastic bags from the only Oregon city with an environmentally sound disposal method and all but eliminated the new bridge, will attempt to stop Costco from building a sorely needed new store.

I'm suggesting Costco explore Eastern Polk County along Hwy 22 and outside Salem city limits.

Jeff Havlin

Amy Johnson

From: trish hogervorst <trishho1@yahoo.com>
Sent: Monday, December 03, 2018 8:33 AM
To: citycouncil
Subject: Support new Costco location

I am writing to support the new Costco location off kuebler.

Trish Hogervorst
2311 Cole rd s
Salem, or 97306

Sent from my iPhone

Amy Johnson

From: Ingrid E Hansen <iehdzine@aol.com>
Sent: Monday, December 03, 2018 6:53 PM
To: citycouncil
Subject: Costco Relocation

I support the move of Costco to Kuebler Blvd.
Our family lives close by and we welcome them as neighbors.
Thank you, Ingrid Hansen

Amy Johnson

From: Dan Atchison
Sent: Tuesday, December 04, 2018 8:13 AM
To: Amy Johnson
Subject: FW: Relocation of Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Monday, December 03, 2018 8:01 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Relocation of Costco

Sent from my iPad

Begin forwarded message:

From: Ingrid E Hansen <iehdzine@aol.com>
Date: December 3, 2018 at 6:51:09 PM PST
To: cbennett@cityofsalem.net
Subject: Relocation of Costco

I am writing to express my full support of relocating the Salem Costco to Kuebler Blvd. and 27th. I live very near and welcome them.
Thank you, Ingrid Hansen

Amy Johnson

From: Dan Atchison
Sent: Tuesday, December 04, 2018 8:13 AM
To: Amy Johnson
Subject: FW: Costco Relocation

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Monday, December 03, 2018 8:02 PM
To: Dan Atchison <DArchison@cityofsalem.net>
Subject: Fwd: Costco Relocation

Sent from my iPad

Begin forwarded message:

From: Jara Campbell <campbelljara@yahoo.com>
Date: December 3, 2018 at 6:42:12 PM PST
To: "cbennett@cityofsalem.net" <cbennett@cityofsalem.net>
Subject: Costco Relocation

Good evening Mayor Bennett.

I have been watching the updates on the relocation of Costco here in Salem. I am worried about the location that they are wanting to move to. It will greatly increase the traffic in a spot that is already heavily overrun with traffic. Also, for the residents in the surrounding area, like myself, will see an increase of unnecessary traffic in our neighborhood.

I also am not sure how it will "better serve" the residents of Salem. The location it is at now, seems to be just fine. Even for those of us in south Salem, we can get on the freeway and be at the store in about 5-8 minutes. Residents in the north Salem/Kkeizer area will have more travel time, even with freeway travel they are looking at about a 10 minute, or longer, drive one way.

Unless there were to be 2 Costco locations for all of Salem, I really dont see how, or why this would be a good investment of time and money. I am also concerned what will happen to the building of what would be the "old" Costco.

I do not see fit to change the location of Costco, as there are too many cons surrounding this idea.

Thank you for your time in reading my concerns.

-Jara Campbell

Amy Johnson

From: Aaron Panko
Sent: Tuesday, December 04, 2018 7:05 AM
To: Amy Johnson
Subject: FW: Yes to Costco!

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

From: JEAN EDMUNDS [mailto:jeannieblue@comcast.net]
Sent: Monday, December 03, 2018 4:17 PM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Yes to Costco!

Yes to Costco!

I live in South Gateway

Jean Edmunds

Amy Johnson

From: Aaron Panko
Sent: Monday, December 03, 2018 10:27 AM
To: Amy Johnson
Subject: FW: Costco

-Aaron | 503-540-2356

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

From: jeffry1218@reagan.com [mailto:jeffry1218@reagan.com]
Sent: Monday, December 03, 2018 9:02 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco

Dear Mr Panko

I find it sad that the Progressive left, after having banned plastic bags from the only Oregon city with an environmentally sound disposal method and all but eliminated the new bridge, will attempt to stop Costco from building a sorely needed new store.

I'm suggesting Costco explore Eastern Polk County along Hwy 22 and outside Salem city limits.

Jeff Havlin

Amy Johnson

From: Jaqulyn Herrera <spicypringles88@aol.com>
Sent: Tuesday, December 04, 2018 6:40 PM
To: citycouncil
Subject: Costco Relocation

To be perfectly honest I am not happy about the relocation of Costco. You wanna move it to the middle of nowhere. I suspect that Costco will lose a bunch of members. Including me. I live in Keizer and that's too far of a drive.

Jaqulyn Herrera

Amy Johnson

From: Dan Atchison
Sent: Wednesday, December 05, 2018 9:56 AM
To: Amy Johnson
Subject: FW: Approval for new Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Wednesday, December 05, 2018 6:17 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Approval for new Costco

Sent from my iPad

Begin forwarded message:

From: sjcrios2014@gmail.com
Date: December 5, 2018 at 4:45:59 AM PST
To: cbennett@cityofsalem.net
Subject: Approval for new Costco

I would like to voice my opinion in approval of the proposed Costco location.
Jennifer Rios

Sent from my iPhone

Amy Johnson

From: Kate Fenters <kate.saunders.1989@gmail.com>
Sent: Monday, December 03, 2018 12:56 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco Relocation

To Whom it May Concern,

As a Costco loving member of this community I am for sure in favor of the relocation of Costco to Kubler. I find the current location and set up of Salem's Costco rather cramped and hard to access due to where the gas line sits. I find that with the move to Kubler there will be plenty more space for the gas fill area and the building to will be plenty spread out and less congestion will help clear up some of Hawthorn's busy traffic due to this.

As I am not able to attend the council meeting on December the 10th due to personal reasons I wanted to voice my opinion.

Regrads,

Kate Fenters

Amy Johnson

From: Dan Atchison
Sent: Monday, December 03, 2018 2:07 PM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Monday, December 03, 2018 2:04 PM
To: Dan Atchison <DATchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPhone

Begin forwarded message:

From: Kim Herber <kimherber@gmail.com>
Date: December 3, 2018 at 1:21:09 PM PST
To: cbennett@cityofsalem.net
Subject: Costco

I fully support the new relocation of Costco!

Kim H.

Amy Johnson

From: Dan Atchison
Sent: Tuesday, December 04, 2018 8:14 AM
To: Amy Johnson
Subject: FW: Costco on Kuebler

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Monday, December 03, 2018 7:58 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco on Kuebler

Sent from my iPad

Begin forwarded message:

From: Kathy McSween <Kathymcsween@comcast.net>
Date: December 3, 2018 at 7:47:30 PM PST
To: cbennett@cityofsalem.net
Subject: Costco on Kuebler

While I just received the email from Costco asking for my support in the re-location of their store near Kuebler Blvd., I must tell you I have grave concerns about this move. Traffic is already TERRIBLE on Kuebler. I can't imagine the impact Costco will have on traffic getting on and off I-5. While these interchanges were recently improved, I believe the addition of Costco at this location will back up traffic on I-5, which is certainly a hazard.

Please consider the impact Costco will have on the traffic flow on Kuebler and vote no.

Kathy McSween

Amy Johnson

From: KEN SNYDER <kenmabel@comcast.net>
Sent: Monday, December 03, 2018 10:05 AM
To: citycouncil
Subject: COSTCO Relocation

Moving COSTCO way out on the south fringes of Salem is a horrible plan. It only makes sense if COSTCO wants to make it harder for the majority of the Salem population to get to them. Worse for those of us in West Salem. Remember us? We are the ones you keep approving multi-unit new construction with no intend to solve our traffic problems. How about putting a COSTCO or a Fred Meyers or a Bi-Mart on our side of the river??

Ken Snyder

Amy Johnson

From: Karl Anuta <kg@integra.net>
Sent: Monday, December 03, 2018 3:13 PM
To: Aaron Panko
Cc: Kirsten Straus; Amy Johnson; Sally Long
Subject: RE: Staff Report for City Council Review - Case No. SPR-DAP18-15 for 2500-2600 Boone Rd SE (Costco)

Aaron – I note that in the Staff Report at p.4, it references “The data used (trip generation and pass-by trips) [in the TIA] is Costco specific...” Please advise whether the City been provided with the “Costco specific data” that was used for the TIA trip generation and pass-by trips analysis by the applicant’s traffic consultant?

Karl G. Anuta
503-827-0320

From: Sally Long [mailto:SJLong@cityofsalem.net]
Sent: Monday, December 3, 2018 10:37 AM
To: Sally Long
Cc: Aaron Panko; Kirsten Straus; Amy Johnson
Subject: Staff Report for City Council Review - Case No. SPR-DAP18-15 for 2500-2600 Boone Rd SE (Costco)

Good Morning,

The Staff Report for City Council Review of Case No. SPR-DAP18-15 is 1385 pages in length and approximately 141 MB in size. Due to the size of the document we are providing **a link (below)** to the document on the City of Salem website instead of attachment the document in this email.

<https://www.cityofsalem.net/CityDocuments/costco-spr-dap18-15-city-council-staff-report-2018-12-10.pdf>

***Please note if you are viewing this document from a phone or tablet, the PDF may take a while to download and open.**

Application Summary: City Council review of the Planning Administrator’s decision on a consolidated application for a Class 3 Site Plan Review and Class 2 Driveway Approach Permit.

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

Amy Johnson

From: Dan Atchison
Sent: Monday, November 26, 2018 12:51 PM
To: Amy Johnson
Subject: FW: Contact Mayor Chuck Bennett

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Monday, November 26, 2018 12:08 PM
To: Dan Atchison <DArchison@cityofsalem.net>
Subject: Fwd: Contact Mayor Chuck Bennett

Sent from my iPad

Begin forwarded message:

From: <e.k-reid@q.com>
Date: November 26, 2018 at 12:05:53 PM PST
To: <cbennett@cityofsalem.net>
Subject: Contact Mayor Chuck Bennett

Your Name	Kathy Reid
Your Email	e.k-reid@q.com
Your Phone	5035085849
Street	4890 Chauncey St. SE
City	Salem. OR 97302
State	OR
Zip	97302
Message	Mayor Bennett: The new Costco proposal as it stands is totally unreasonable. I disapprove 100%. The on and off ramps on I-5 and Kuebler will be backed up onto the freeway with local traffic added to all the CA to WA state travelers who are stopping in at Costco for gas, etc. Unbelievable! I invite you to sit at our corner of Chauncey and Wickshire in the morning or afternoon rush hours traffic and watch the many cars that cut through our Cambridge neighborhood from Kuebler to Stroh to avoid the backup at Battle Creek. This is before any further development on Kuebler. Of

	course, there will be development but there is much to be considered before the development proceeds any further. Thank you for reading my concerns. Sincerely, Kathy Reid
--	--

This email was generated by the dynamic web forms contact us form on 11/26/2018.

Amy Johnson

From: Larry George <larryrgeorge@hotmail.com>
Sent: Monday, December 03, 2018 9:14 AM
To: citycouncil
Subject: Costco Relocation

Dear Salem City Council:

I want to go on record that I am not opposed to the current development and relocation plan of Costco. I not only live in the Morningside area, but I am also on the Morningside Neighborhood Association Board. I want to make it perfectly clear that my letter is not an official one from the MNA board, but a personal one from me.

I have lived in this neighborhood for over thirty years and have seen a great deal of growth in that time. The City saw fit to approve the development plan, in its entirety back years ago, when it was submitted by Pac Trust. In that plan, there was a section of the plan that allowed for a big box store like Costco, or some other tenant to locate there. So this isn't new news to those who oppose the current plan. As nearly always is the case, those who oppose the relocation, is traffic. I think Costco has submitted sufficient documentation on how to handle the traffic associated with their store. I have been a regular customer of Costco, since it first opened in Salem. They have exemplified themselves as a great store and can always be trusted to keep their word. I wish that were true of the many other retailers who could have sought to occupy the space that Costco wants.

I urge the City Council to approve the relocation plan as submitted by Costco.

Sincerely,

Larry R. George
1285 Centennial Ct. S.E.
Salem, OR 97302
503-362-2230
larryRgeorge@gmail.com

Sent from [Mail](#) for Windows 10

Amy Johnson

From: Larry DeYoung <ldeyoung2@yahoo.com>
Sent: Monday, December 03, 2018 7:27 PM
To: Chuck Bennett; citycouncil
Subject: Costco Site

Sent from [Mail](#) for Windows 10

It has come to our attention that after approval has already been given, the planning commission is reviewing their decision on December 10. Commitments do not allow us to attend but we want to be heard as favoring the decision already given to Costco. The traffic flow into Costco due to the poor location of the gas station at the present location is horrible. We often go to Albany because it is easier to get in and out of the parking lot. We'd prefer to keep our business in Salem. The site has been approved. Stand by your decision!

Sincerely,
Larry and Barb DeYoung

Amy Johnson

From: Aaron Panko
Sent: Tuesday, December 04, 2018 7:10 AM
To: Amy Johnson
Subject: FW: Costco

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

From: Linda Williams [mailto:lindaswilliams1226@gmail.com]
Sent: Tuesday, December 04, 2018 6:36 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco

I am a long time customer of Costco in Salem and support their decision to move to the Kuebler location. It will be a longer drive for me but my travels around the country make me realize that the Salem location is very busy and needs more space.

I have not researched but suspect that this land in question has been long zoned properly for Costco or similar occupancy. Costco provides many good jobs and maintains a clean facility. They will be good neighbors.

Thank you,

Linda Williams

Amy Johnson

From: Marlene Doll <traveltime@att.net>
Sent: Tuesday, December 04, 2018 8:26 AM
To: citycouncil
Subject: Costco Relocation

Good morning. As a active Costco shopper of over 10 years I stronger encourage that the new store in Salem be allowed to built.

Over the years the store has become more crowded on a ongoing basis and parking is often not available. The current location has no more space to grow where they are and with the new store they will have room to grow and better serve the community.

Thank you for your time and hope to see that Costco gets the go ahead to proceed with the new store.

Marlene Doll

Sent from my iPhone

Amy Johnson

From: Dan Atchison
Sent: Wednesday, December 05, 2018 9:56 AM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Wednesday, December 05, 2018 6:17 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPad

Begin forwarded message:

From: R <dailydriven77@icloud.com>
Date: December 5, 2018 at 1:26:34 AM PST
To: cbennett@cityofsalem.net
Subject: Costco

My name is Michael Redick and I am unable to attend the December 10th meeting for the Costco location but I am in support of it. I also think that a requirement for it to go off keubler, they should pay for some sort of traffic construction. If that makes sense. Like make a new street or set of lights? So it will help traffic Flow Better?

Amy Johnson

From: Dan Atchison
Sent: Monday, December 03, 2018 2:08 PM
To: Amy Johnson
Subject: FW: Costco on Kuebler

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Monday, December 03, 2018 2:06 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco on Kuebler

Sent from my iPhone

Begin forwarded message:

From: Mary <mstanleyvette@gmail.com>
Date: December 3, 2018 at 12:30:02 PM PST
To: cbennett@cityofsalem.net
Subject: Costco on Kuebler

We live off of Kuebler and use that interchange frequently. The Kuebler road is very busy and backs up frequently from Commercial to the freeway. With Amazon's warehouse and all the others built or planned along with the Costco move, I'm concerned getting to the freeway or off the freeway could be a mess. Semi trucks getting off the freeway to go East and also West to service Costco, along with all the Costco shoppers. There must be an alternative to this busy exit and road. I think some of the council members should take the exit around rush hour to see how long the lines are to commercial street.

By putting Costco on Kuebler, there will be more folks getting off at Sunnyside Turner exit. That exit going south or north isn't prepared for additional traffic getting off and could end up backing up onto the freeway - remember the Kuebler exit prior to the "remodel" of the off ramp. Going south? I do and it was concerning sitting on the freeway to get to the exit.

But, I suspect that the Council has already made their decisions as what usually happens and our voices will be ignored.

Mary Stanley

Sent from my iPad

Amy Johnson

From: Michael Thorp <mthorp@gmail.com>
Sent: Monday, December 03, 2018 2:52 PM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Regarding Proposed Costco location on Kuebler Blvd

Mr. Mayor, Members of the Council, and Mr. Panko,

I am a resident of South Salem and want to express my opinion on the proposed relocation of Costco to Kuebler Blvd. With kids at Crossler Middle School and Sprague High School, I have seen row upon row of houses being developed on the South side of our city. I was quite excited to find out that there was some potential business development planned that would balance it out, and my family would absolutely welcome Costco and the other businesses it would attract! We feel this would have a significant positive benefit to South Salem, in addition to making Costco a much more attractive place to shop. I strongly encourage everyone involved to move our city in the right direction by giving final approval for Costco to relocate to Kuebler Blvd.

Thank you,
Michael Thorp

Amy Johnson

From: Dan Atchison
Sent: Wednesday, December 05, 2018 9:54 AM
To: Amy Johnson
Subject: FW: COSTCO RELOCATION

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Wednesday, December 05, 2018 6:27 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: COSTCO RELOCATION

Sent from my iPad

Begin forwarded message:

From: margaret williams <mwill999@comcast.net>
Date: December 4, 2018 at 3:04:31 PM PST
To: cbennett@cityofsalem.net
Subject: COSTCO RELOCATION
Reply-To: margaret williams <mwill999@comcast.net>

Good day. I received a letter today asking me to show support for the new Costco location. I cannot do that. Moving the location does nothing but further serve south Salem, while NE Salem continues to decline. The division in this city gets wider and wider, and here you all are wanting to continue to serve those of higher economic bracket.. while making it harder on those just trying to survive. If I wanted to go out south... Id go to Albany. What is sorely needed is a Costco in Keizer or at least somewhere north on I-5.

Thank you

Margaret Williams

Amy Johnson

From: Mark Hill <mhill65@countrycablevision.net>
Sent: Monday, December 03, 2018 9:45 AM
To: citycouncil
Subject: Costco new location.

No VOTE for me,
Thank you for letting my voice be heard.
Sent from my iPhone

Amy Johnson

From: Dan Atchison
Sent: Monday, December 03, 2018 9:55 AM
To: Amy Johnson
Subject: Fwd: New Costco location

Costco hearing

Begin forwarded message:

From: Chuck Bennett <CBennett@cityofsalem.net>
Date: December 3, 2018 at 9:45:32 AM PST
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: New Costco location

Sent from my iPad

Begin forwarded message:

From: "Andrew & Laura Marshall" <themarshalls1224@gmail.com>
Date: December 3, 2018 at 8:32:45 AM PST
To: citycouncil@cityofsalem.net
Subject: New Costco location

I've lived in Salem 19 years and love the idea of the new Costco location.

The current location had been a pain for so long because of traffic issues, and size limitations.

We are excited for the new location and updated facilities that will better serve our city.

Laura Marshall
Salem 97306

Amy Johnson

From: A M <hashimahm@hotmail.com>
Sent: Monday, December 03, 2018 6:56 PM
To: Chuck Bennett
Cc: citycouncil
Subject: Costco Please

Dear Sir/ Madam:

I have been a Costco member for few years now. I used Costco in Perrysburg, OH. It was my fun shopping of the week. Easy to park, easy to get out, fill my gas and I am on my way in no time. Since I moved to Salem, OR. Visiting this Costco is a pain everywhere. No parking available. It is hard to walk inside with all the people carts hitting me. I still couldn't stop shopping there because it is my favorite store. I was looking forward to the opning of the new location. Actually, I was thinking the city can use two Costco. To make it easier to shop there. Now I hear you will not even approve the new location!!!! I don't know what is your reason behind that. But as a new resident of Salem I believe this City needs lots of development. Another Costco would be just a part of it.

Nehal Elgeheni PA-C

Amy Johnson

From: Manor <nshuba1@gmail.com>
Sent: Monday, December 03, 2018 9:50 AM
To: citycouncil
Subject: I support the Costco Move!

Nicole Shuba, Principal Broker/Owner
Manor Realty
503-949-6616
Licensed in the State of Oregon
4744 Liberty Rd S, Ste 110
Salem, OR 97302
www.Manor-Realty.com

Amy Johnson

From: Patti Warkentin <pattirandall@live.com>
Sent: Monday, December 03, 2018 11:29 PM
To: citycouncil
Subject: Costco Relocation

Dear Salem City Council Members,

My husband and I live on Kevin Way SE. I am unable to attend the December 10th City Council Meeting, but would like my voice heard; I am IN FAVOR of the proposed Costco site off Kubler in S. Salem.

Patti Warkentin

Sent from my iPhone

Amy Johnson

From: Dan Atchison
Sent: Monday, December 03, 2018 9:54 AM
To: Amy Johnson
Subject: Fwd: Costco Relocation

For the Costco hearing

Begin forwarded message:

From: Chuck Bennett <CBennett@cityofsalem.net>
Date: December 3, 2018 at 9:46:18 AM PST
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco Relocation

Sent from my iPad

Begin forwarded message:

From: Pamela Weiss <davidpamweiss95@gmail.com>
Date: December 3, 2018 at 8:29:17 AM PST
To: cbennett@cityofsalem.net
Subject: Costco Relocation

Dear Mayor Bennett,

I'm am writing to express my support for the relocation of Costco to the site in South Salem.

Considering that I was unable to shop at the current Costco location last week because of the (chronic) parking lot flooding I feel the move will benefit many.

Pamela Weiss
5942 Belknap Springs St SE
Salem, OR 97306

Amy Johnson

From: Paul Woodrow <paul.m.woodrow@gmail.com>
Sent: Monday, December 03, 2018 8:45 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco at Keubler

Having a Costco off of Keubler will be the best thing to happen to that vacant lot. I live in Sunnyslope and drive along Keubler every day, and have no worries regarding traffic along Keubler. The plans for Costco to relocate should be approved.

Paul

Amy Johnson

From: Quent Thomas <qv.thomas@frontier.com>
Sent: Monday, December 03, 2018 6:03 PM
To: Aaron Panko; citycouncil; Chuck Bennett; Pkahn@costco.com
Subject: RE: re-location of Costco

I would like to thank Costco for reaching out to the communities of the Salem Region for input on the decision to re-locate to the Kuebler Rd site. I am not typically verbal on these types of things, but do want to take advantage of the opportunity to express my thoughts. As a resident of West Salem, I have to deal with all of the issues that already arise regarding traffic, bridges, emergency services, fire stations, shopping access, etc.... My wife and I take the existing trip to Costco quite frequently to escape the \$3.30 West Side gasoline stations and other inflated retailers. Moving to Kuebler Road will only increase our time and gas commitments to patronizing Costco. Indeed, from our home near West High School, the Albany Costco is only 15 minutes further than the current location, I know because I had to go there to pick up a TV last January.

There is a rapidly growing population in West Salem (look at the school enrollments and bridge traffic counts) that cannot take quick and easy advantage of the I5 corridor shopping resources along Lancaster Road or the growing center at Keizer Station. This move by Costco would only further aggravate access to needed commercial resources which are just not available to "West Siders".

On many occasions, I have used Kuebler Rd and it's I5 ramps and have watched its development around 27th as well as the increasing commitment to residential development. Obviously this is a vibrant, developing area and I would be very concerned (if I lived there) at a dramatic increase in shopping traffic due to West Side Costco—ites that would be forced to invade their neighborhoods. Perhaps thought could be given to a new, West Hwy 22 location that could serve not only Central and West Salem shoppers but also Rickreal, Independence, Monmouth, Amity, and Dallas. That would divert traffic away from I5 and provide the current location some relief and not burden Kuebler Road developments

Sincerely,

Quent Thomas.

Amy Johnson

From: Aaron Panko
Sent: Wednesday, December 05, 2018 8:59 AM
To: Amy Johnson
Subject: FW: Costco - relocation

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

From: RONALD R DAVIS [mailto:joeine@msn.com]
Sent: Wednesday, December 05, 2018 8:58 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco - relocation

I am NOT in favor of Costco relocating. The new location will be very inconvenient for me to get to. I might as well drive to Albany or Sherwood!

Sent from [Mail](#) for Windows 10

Amy Johnson

From: Rod Gwinn <rod.gwinn@gmail.com>
Sent: Monday, December 03, 2018 9:49 AM
To: citycouncil
Subject: Costco

Our family fully supports the new proposed location for Costco. We understand that there is no 'perfect' location however we believe that the location off of Kubler is a strong choice. Don't let the vocal minority derail this much needed change.

Rod Gwinn
Salem OR
503-551-4548

Amy Johnson

From: Dan Atchison
Sent: Tuesday, December 04, 2018 8:13 AM
To: Amy Johnson
Subject: FW: Costco Relocation

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Monday, December 03, 2018 7:58 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco Relocation

Sent from my iPad

Begin forwarded message:

From: Ralph Howell <ralphhowellsr@icloud.com>
Date: December 3, 2018 at 7:37:40 PM PST
To: cbennett@cityofsalem.net
Subject: Costco Relocation

Dear Mayor,

As a long time member of Costco and a lifetime resident of Salem/Keizer are I whole heartedly disagree with the proposal to move Costco to Kuebler area of South Salem. This are is already highly congested and only creates another problem as well as moves it closer to the one already in Albany. I am hoping that you and the city council will realize this is a mistake and prevent it from worsening the existing problem on Kuebler. If they are going to move Costco it should be relocated to the area near Keizer Station which can handle the existing traffic. Thank you for your consideration of this matter.

Sincerely,

Ralph Howell Sr.
A Concerned Citizen!

Sent from my iPad

Amy Johnson

From: RYAN LANGDON <ryanlangdon@comcast.net>
Sent: Monday, December 03, 2018 8:47 AM
To: Pkahn@costco.com
Cc: Chuck Bennett; citycouncil; Aaron Panko
Subject: Concern for Costco Relocation Salem Oregon

Peter,

I recently received the first official communication from Costco regarding your potential move to the site on Kuebler Blvd in Salem Oregon. I am writing to personally let you know as a Costco member and Salem resident I disapprove of the location and specifically have issues with the layout that was presented in your email.

As someone who drives on Kuebler Blvd multiple times a day, the traffic is currently very dense during morning, and evening commutes. The current construction of Kuebler, Boone, BattleCreek and 27th st cannot support the type of Development that you are proposing. Furthermore the image appears to use a roundabout to disperse traffic from 27th into and out of your store. I don't see any way that this roundabout will cause anything but confusion. There appear to be one direct entry from Keebler, but no exits onto Keebler, thus forcing anyone who would use Costco, Costco Gas, or the other outlets onto side streets that are ill-equipped to handle them. Also it does not appear that you will be widening Boone and putting a turn lane in for the length of the road. This will cause major side street traffic issues as people try to turn into and out of both Costco and there neighborhood.

I am not opposed to progress in our neighborhood, and am not opposed to a Costco relocation. I am even still open minded to a Costco location. However, I the only way I could suppose this is by having a reasonable traffic solution. This may meet the current minimum, but it is not sustainable long term. Those of use who use your current location know the kind of traffic we encounter now. There is often a wait through 1-2 light cycles at each signal in and out of the location. If your goal is larger store, more traffic, and an easy shopping experience please consider the following,

- 1) a better entry and exit on Boone to allow a constant follow of traffic, without the issues of merging through a roundabout
- 2) widening Boone to include a turning lane the entire length
- 3) a direct, protected exit onto Keebler to allow quick and easy access to I-5.

Until this traffic issue is addressed I will oppose this move as a Salem citizen and Costco member.

Best
Ryan Langdon

Amy Johnson

From: Dan Atchison
Sent: Monday, December 03, 2018 2:08 PM
To: Amy Johnson
Subject: FW: Costco proposed new location

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Monday, December 03, 2018 2:07 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco proposed new location

Sent from my iPhone

Begin forwarded message:

From: ROBERT MALCOM <BOBLMALCOM@msn.com>
Date: December 3, 2018 at 12:03:48 PM PST
To: "cbennett@cityofsalem.net" <cbennett@cityofsalem.net>
Subject: Fw: Costco proposed new location

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

From: [ROBERT MALCOM](#)
To: cbennet@cityofsalem.net
Sent: Monday, December 3, 2018 11:02 AM
Subject: Costco proposed new location

Dear Mayor Chuck Bennett,

I am a long time Costco member and they have requested that I add my input regarding their proposed relocation. They will not like my input.

I am Robert L. Malcom, retired Professional Civil Engineer. Some years ago, I was one of four Senior Structural Designers for the ODOT Bridge Section and was the lead designer on a number of bridges in the Salem area. My last bridge design was the I-5 bridge over Market St.

Getting from Commercial Street to I-5 or vice versa has become a nightmare at times and that section of Kuebler Blvd. needs to be widened and some fly-over ramps are needed to handle the crossing traffic. Adding a Costco

store without doing some major improvements to this section of Kuebler needs serious consideration.

I think a traffic study needs to be done before okaying this project.

My wife and I live in the Creekside area.

Robert

Amy Johnson

From: Richard Mayberry <richardlmayberry@gmail.com>
Sent: Tuesday, December 04, 2018 6:09 PM
To: Chuck Bennett; citycouncil
Subject: Costco Relocation

Hello-

I am a long-time Costco member/customer. I live in West Salem, but I do most of my shopping in South Salem (Winco, Trader Joe's, etc). It would seem, therefore, that I would be eager to have Costco move to that general neighborhood to make everything more consolidated for my shopping convenience. That could, possibly, be a benefit to me.

But I cannot see how moving an operation of that size can be anything but a detriment to the areas surrounding Kuebler and Battle Creek. The traffic situation there has been an ever-increasing nightmare, and recent "improvements" to Kuebler Road have been inadequate to deal with current traffic demands, much less what would likely result from a new Costco facility in the area.

There is no question that the current location is strained for space, and has no room for expansion. The idea of moving it to a location that is already stressed beyond its traffic capacity, though, is not a sound one. I think that creative minds at Costco could come up with alternative solutions to their problem.

I urge the City Council and Mayor to decline Costco's request for the development plan.

Thank you.

Richard Mayberry
1580 Bonnie Way NW
Salem, OR 97304
503-881-7860

Amy Johnson

From: Dan Atchison
Sent: Tuesday, December 04, 2018 11:53 AM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Tuesday, December 04, 2018 10:47 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPad

Begin forwarded message:

From: Robert Newman <rwnewm@msn.com>
Date: December 4, 2018 at 10:20:00 AM PST
To: "cbennett@cityofsalem.net" <cbennett@cityofsalem.net>
Subject: Costco

Mr Bennett,
I realize Costco wants a bigger store but I feel the location is not central to Salem's needs . It 's nearer to Albany which already serves that end of town.
Kuebler is also a highly congested area.
I totally prefer Costco's current location!!
Thanks
Kolette Newman
503-269-1673

Sent from my iPhone

Amy Johnson

From: Romocon2@aol.com
Sent: Tuesday, December 04, 2018 7:05 AM
To: Chuck Bennett; citycouncil

I would like to express my support for a new Costco located off of Kuebler Rd.. I do understand the concerns of local citizens in that area. I live in South Salem but not directly in the neighborhoods surrounding that area. I do, however use that corridor multiple times daily. I am concerned that there be enough and appropriate egress and regress for this site as the current site fails miserably on this issue.

However, that site would be wonderfully convenient to so many, including me.

Sincerely,

Rosanne O'Connor

Sent from my iPhone

Amy Johnson

From: Aaron Panko
Sent: Tuesday, December 04, 2018 7:14 AM
To: Amy Johnson
Subject: FW: Costco

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

From: Romocon2@aol.com [mailto:Romocon2@aol.com]
Sent: Tuesday, December 04, 2018 7:12 AM
To: Aaron Panko <APanko@cityofsalem.net>
Subject: Costco

I am hoping that the site for the new Costco moves forward as it would be very welcomed and convenient for South Salem residents such as myself.

However, I am concerned that the egress and regress is not sufficient after looking at the artist renderings of the site. I'm not a professional but I can't imagine who would have approved the current site with essentially one entry/exit! It appears from looking at the new site this same layout is being planned. Perhaps the length of the street leading into the parking and the flow of traffic etc will make it a better outcome, but I doubt it. The design of one essential entrance and exit from a COSTCO, is a poor plan!

Have you ever been to a Costco that had good (or even adequate) traffic flow in and out? My guess is, no... which is why everyone dreads going to Costco!

Make no mistake, I would welcome the Costco at this location, I just want the city to require them to design it better.

Sincerely,

Rosanne OConnor

Sent from my iPhone

Amy Johnson

From: Sarah & Toby Wagner <sarahandtobywagner@yahoo.com>
Sent: Monday, December 03, 2018 9:21 AM
To: citycouncil
Subject: In Favor of Costco Relocation

Good Morning,

We are writing to you to inform you that we are in favor of Costco relocating to the proposed location on Kuebler Blvd. Costco's current location has frustrating traffic with the current layout of only one in/out driveway. The proposed location is very convenient for us and the layout of the property is much more conducive to a large retailer.

Thank you for your service to our city!

Sarah & Toby Wagner

Amy Johnson

From: Dan Atchison
Sent: Wednesday, December 05, 2018 9:56 AM
To: Amy Johnson
Subject: FW: Costco

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Wednesday, December 05, 2018 6:18 AM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco

Sent from my iPad

Begin forwarded message:

From: Sarah Clews <sarah47clews@gmail.com>
Date: December 4, 2018 at 6:12:24 PM PST
To: cbennett@cityofsalem.net
Subject: Costco

Dear Chuck,

I am writing to you as a South Salem resident regarding the new Costco location. My husband and I are very much in favor of Costco being in the new location and feel strongly that this would improve our lives.

Thanks for reading,
Sarah Clews

Amy Johnson

From: Suzanna Keim <suzanna.moore@gmail.com>
Sent: Monday, December 03, 2018 9:19 AM
To: Chuck Bennett; citycouncil; Aaron Panko
Subject: Costco Relocation support

Hello,

I am writing to voice my support of the Costco relocation to Kuebler Blvd and 27th Ave in Salem, OR. I feel that this location is better located and could potentially bring other business to this commercial area. I will not be able to attend the Council meeting next week so please accept this as my support.

Thank you!
Suzanna Keim

Amy Johnson

From: Sue Legan <sue2maui@aol.com>
Sent: Wednesday, December 05, 2018 11:53 AM
To: Chuck Bennett
Cc: citycouncil
Subject: Costco relocation

I will not be able to attend the meeting on December 10th but I wanted to let you know that I am very much in favor of the new location for Costco on Kuebler/27th Ave. I believe it is a perfect location that will be able to have 4 entrances/exits to avoid backups that they have in the current location. It will have easy on and off access to the freeway and with the widening of Kuebler recently it should easily handle the traffic. They will be able to have a much needed larger store and more parking and the gas portion will be able to be located better so there is not a traffic jam with the cars entering the store. Costco is a good neighbor - they keep the property clean and the bushes trimmed, if there is snow they are quick to clean up their lot for the customers, they donate excess food, their employees do volunteer work, etc. I really feel Costco would be a wonderful addition to this area, much more so than a strip mall or fast food type place. Lots of people I know feel the same way as me so I hope they voice their opinion also.

Sue Legan

Amy Johnson

From: Sue Rich <suearich@gmail.com>
Sent: Tuesday, December 04, 2018 4:30 PM
To: citycouncil
Subject: Costco Relocation

Dear City Council Members,

I have concerns regarding the suggested relocation of Costco. I disagree with this location completely. I feel it will have a major impact on the traffic it will create on the established and expanding neighborhood. The neighbors will not only have to deal with the traffic but also with the appearance of Costco's roof when looking out their windows. They will also have to deal with the noise from cars and trucks, night time deliveries, fuel smells, roof top systems from the building, etc.

Another concern is regarding rain water run-off created by the roofline and large parking lot. I believe a better location could be on the East side of the freeway in the large open flat area on Kuebler Blvd. that is now being developed. That location would alleviate all concerns I can imagine.

K.L. Rich

Amy Johnson

From: Stig W <swidell@gmail.com>
Sent: Monday, December 03, 2018 11:03 AM
To: Chuck Bennett; citycouncil
Subject: Costco Move

I am a Salem resident and Costco member and I just received an email from Costco urging me to support the move without any reasons why. I looked up the issue (first I had heard of it) and found a Statesmen Journal article. I oppose the move until they can be more transparent with the local neighborhood. Businesses should work with the community, not try to jamb things through. I don't fundamentally think the new location is bad, but they need to transparently make a case to the local community they will be impacting.

Thanks,
-Stig Widell

Amy Johnson

From: Aaron Panko
Sent: Monday, December 03, 2018 10:26 AM
To: Amy Johnson
Subject: FW: NOTICE OF COSTCO PUBLIC HEARING

-Aaron | 503-540-2356

From: STEVE WOOLEY [mailto:stevewooley@comcast.net]
Sent: Saturday, November 24, 2018 6:53 PM
To: Aaron Panko <APanko@cityofsalem.net>; Sally Long <SJLong@cityofsalem.net>
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

Amy Johnson

From: Shane Wyer <shanewyer12@gmail.com>
Sent: Monday, December 03, 2018 11:27 AM
To: Pkahn@costco.com; Chuck Bennett; citycouncil
Subject: Fwd: Costco Relocation

Hello,

As a member of Costco for years (20 +), it would be hard for me not to support anything that Costco would like to do. I live in Keizer and shop at Costco weekly. At the current location, this store is closer to me than the location on Kuebler Boulevard. The one negative is I would have to drive a little more and it's a small negative since the new location not that far away.

I have seen throughout the years that Costco has had more members added to the Salem location because you can see that in the volume of the traffic. The biggest complaint about the current location is the access getting in and out.

So, if the new location can solve the access problem, I'm all in.

Thank you,
Shane R. Wyer

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

From: Costco Wholesale <Costco@online.costco.com>
Date: Mon, Dec 3, 2018 at 8:27 AM
Subject: Costco Relocation
To: <shanewyer12@gmail.com>

[View this email with images.](#)



December 3, 2018

Dear Costco Member,

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

On Oct. 13, 2018, the site plan application was approved by

Make your voice heard:

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

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

APanko@cityofsalem.net or (503) 588-6173.

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

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

Sincerely,



Peter Kahn
Assistant Vice President, Real Estate



Not all items are available at all Costco locations and selection and pricing may vary. Prices in Alaska and Hawaii may be higher than the advertised price. Items shipped to Alaska or Hawaii will include an additional shipping and handling fee. Reflects the customer average rating as of 12/3/2018. See Costco.com for the most current information.

Most online instant coupons at costco.com are manufacturer's coupons, which will automatically be applied at checkout. See specific item page for promotion valid dates. State sales tax may be due on the pre-discounted price of the item when purchased using an online coupon. These taxes, if any, are in addition to the amount that you are paying for the product.

In the past you provided Costco with your email address [shanewyer12@gmail.com]. Occasionally, you will receive brief advertising announcements regarding special items and services. If you no longer want to receive these advertisements, please click [unsubscribe](#). Please DO NOT CLICK REPLY, as the email will not be read.

To contact us please [click here](#).

Costco Wholesale, Customer Service | P.O. Box 34535 -- Seattle, WA 98124-1535

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Shane

Seahawks #1

Amy Johnson

From: Margaret Sakoff <margaret.sakoff@gmail.com>
Sent: Monday, December 03, 2018 8:52 AM
To: citycouncil
Subject: Costco

Dear Council Members,

I urge you to not support Costco's move to South Salem.

I am a resident of Marion County (Turner), and a Costco member.

While the south location would be closer for me, it does not serve the needs of Salem, and the surrounding area, as a whole.

The southeast location has served us well, and from what I see, offers opportunities for expansion.

Why move a thriving business from the heart of Salem?

Southeast Salem has seen many changes, recently, let's keep on a positive note and don't let its residents down by pulling one more rug out from under them.

I have to wonder, how do they feel? Please show your support for a part of Salem that may not be as shinning a star as South Salem, but surely worth our support? I believe it is, I hope you do, too.

Thank you for allowing me to express my concerns,

Margaret Sakoff
Turner, OR

Amy Johnson

From: Dan Atchison
Sent: Monday, November 26, 2018 12:51 PM
To: Amy Johnson
Subject: FW: Contact Mayor Chuck Bennett

Dan Atchison
Salem City Attorney
503-588-6003

From: Chuck Bennett
Sent: Monday, November 26, 2018 12:10 PM
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Contact Mayor Chuck Bennett

Sent from my iPad

Begin forwarded message:

From: <Noodl20@hotmail.com>
Date: November 26, 2018 at 12:08:53 PM PST
To: <cbennett@cityofsalem.net>
Subject: Contact Mayor Chuck Bennett

Your Name	Laura Stuckrath
Your Email	Noodl20@hotmail.com
Your Phone	503-910-0403
Street	Marquette Ln S
City	Salem
State	OR
Zip	97306
Message	Dear Mayor, I would like to say I am in favor of a new Costco on Kuebler. You are getting a bunch of flack from surrounding neighborhoods about it and I want you to know many of us are in favor. I use to live in the neighborhood right next to the future Costco, we moved due to multiple break-ins, which is a totally different subject, but we knew that was a commercial area, as does every person who buys a house in those neighborhoods! Now they want to have a say, we'll they should have not bought near a busy road that will perfectly support these businesses we dearly need out South. I love the prospect of a better Costco and bring it out South is perfect!

This email was generated by the dynamic web forms contact us form on 11/26/2018.

Amy Johnson

From: Tracy Hoyt <hoyttr@gmail.com>
Sent: Monday, December 03, 2018 8:40 AM
To: Chuck Bennett
Cc: Aaron Panko; citycouncil
Subject: Costco location

Hello,

I'm very excited about the new location of Costco. I want you to know that as a Salem resident I support this move.

I understand there has been pushback and that it is unfortunate that people want to move forward with businesses in Salem but it's the "not in my neighborhood" mentality.

It makes more sense for the new location because traffic is already very congested by the current location.

Sincerely,

Tracy Hoyt

Amy Johnson

From: will mary <willtmary@gmail.com>
Sent: Tuesday, December 04, 2018 10:20 AM
To: Chuck Bennett; citycouncil
Subject: No to Costco Move

Dear Mayor Bennett and the Council of Salem,

I'm writing to ask that you do not approve the location move of Costco to south Salem. As an individual who lives near the site with my family, a business owner, and community supporter, I strongly disagree with the move of such a large corporate monstrosity.

Moving the location will not only increase the traffic and cause major disruptions, it will also hurt the grocers, and other small businesses in the area.

Kuebler has been relieved of some congestion since the new construction, but with the new development currently happening in the area and adding Costco in addition to the new development, this will only congest the neighborhoods and Kuebler again.

The current location of Costco is a centrally located area for the entire City of Salem and in a commercial area that does not interfere with local neighborhoods and provides an appropriately adequate flow for traffic and consumer ease.

Please do not let this large corporation dictate what is best for our local community.

Tell them NO and support our neighborhood's wishes, small business, and keep Salem flowing in the right direction.

Best regards,
William T Mary ~President

Oregon Driver Education Center
ODEC Medical Transport
Paradigm Driving Solution
Paradigm Business Management Group
Paradigm Medical Transport
Ratchet Brewery

Amy Johnson

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

-Aaron | 503-540-2356

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

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

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

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

Amy Johnson

From: Dan Atchison
Sent: Thursday, December 06, 2018 7:38 AM
To: Amy Johnson
Subject: Fwd: Costco relocation

Begin forwarded message:

From: Chuck Bennett <CBennett@cityofsalem.net>
Date: December 5, 2018 at 5:35:24 PM PST
To: Dan Atchison <DAtchison@cityofsalem.net>
Subject: Fwd: Costco relocation

Sent from my iPad

Begin forwarded message:

From: Bill Shannon <billthe8th@gmail.com>
Date: December 5, 2018 at 3:20:57 PM PST
To: "cbennett@cityofsalem.net" <cbennett@cityofsalem.net>
Subject: Costco relocation

Mayor Bennett,

It's been a long time since we've seen each other at the legislature and I'm glad to see you've been so successful in your career over the years.

As a good son of a former Republican state senator I'm obliged to say I love free enterprise and I believe companies can move wherever they want. But at the same time I'm not a fan of Costco's proposed relocation. Most of the people who live near the new location are not excited about the traffic and rest of us who don't live in South Salem aren't excited about it either.

If traffic is their primary concern then they should consider two locations. While I don't live in the city limits, my vote doesn't count towards city issues. I do spend quite a lot of my money in your fine city. If Costco moves further south I think I would spend less, as would a whole lot of other people.

Thanks for reading this,
Bill Shannon
7995 Portland Rd NE
Salem, OR 97305