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# Costco Remand

Case No. SPR-DAP18-15

Public Comments submitted between

July 29, 2020 – August 4, 2020

- Initial Comment Period: July 1, 2020 – July 28, 2020 at 5:00 P.M.
- Public Rebuttal Period: July 29, 2020 – August 12, 2020 at 5:00 P.M.  
(to rebut comments submitted during initial comment period)

Please direct all comments to: [planningcomments@cityofsalem.net](mailto:planningcomments@cityofsalem.net)

Direct mailed comments to the Case Manager listed below.

Please include the case number with comments.

**Aaron Panko, Planner III**, City of Salem Planning Division,  
555 Liberty Street SE, Room 305, Salem, Oregon 97301.

## Zachery Cardoso

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**From:** Katherine Lane <katlanedmd@gmail.com>  
**Sent:** Tuesday, July 28, 2020 5:19 PM  
**To:** Planning Comments  
**Subject:** Costco

Dear city council members,

I am writing in opposition to allowing a Costco to be built off of Kuebler in South Salem. The intersection of Kuebler and I-5 is already a bottleneck to get to South Salem neighborhoods.

Adding a regional store with no other locations in Salem-Keizer or the surrounding area will pull traffic from miles around. The shopping center was originally proposed as a neighborhood shopping center, which would mainly serve those who lived nearby. A Costco with 30 gas pumps is not a neighborhood store.

South Salem is rapidly expanding with construction of new homes and apartment complexes and the amount of through traffic will continue to increase. Placing a Costco at this location is going to cause significant traffic problems in an already congested area and will cause significant delays for local residents, if not now, definitely in the near future.

Please continue to hold the developers to their promise of a "neighborhood" shopping center and prevent the regional draw of Costco from creating a daily traffic headache for the thousands of us who live in South Salem and use Kuebler as our main thoroughfare on our commutes.

Sincerely,  
Katherine Lane

## Zachery Cardoso

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**From:** Kelly Johnston <kkjohnston@yahoo.com>  
**Sent:** Wednesday, July 29, 2020 7:01 AM  
**To:** Planning Comments  
**Subject:** Costco proposal

Hello,

I wanted to express my concern about the proposal of a Costco right outside my neighborhood. It would be lovely if that area can be developed within more local small business and not a huge Costco that would bring many more people to an area that cannot handle it. This could be an area that is developed more like Portland as a neighborhood hub with small businesses/ community services. This would serve the area best and not just a large corporation moving in. I would definitely move if Costco moved in.

Thanks for your time,  
Kelly Johnston

Sent from my iPhone

## Zachery Cardoso

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**From:** Lisa Anderson-Ogilvie  
**Sent:** Wednesday, July 29, 2020 9:49 AM  
**To:** Planning Comments  
**Subject:** FW: Costco development

**From:** Nick Williams <nirywi@gmail.com>  
**Sent:** Tuesday, July 28, 2020 7:41 PM  
**To:** citycouncil <citycouncil@cityofsalem.net>  
**Subject:** Costco development

Dear Mr. Mayor and Councilors

I am submitting my support for the proposed Costco relocation to the PacTrust site in South Salem. The Comprehensive Plan and Zone Change approvals from 2007 allow for this development to happen. PacTrust has done everything in their power to address the opponent's primary concerns over both traffic congestion and the removal of trees by spending approximately \$4.5 million in road improvements and bringing in an arborist to relocate the white oaks on the property - and to plant 40 more.

It is the appropriate and just decision to approve the Costco relocation.

Sincerely,

Nick Williams  
Ward 8

## Zachery Cardoso

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**From:** Chris Wilhelm <posnova@gmail.com>  
**Sent:** Saturday, August 01, 2020 2:30 PM  
**To:** Planning Comments  
**Subject:** Comments RE: SPR-DAP18-15

It may be the wrong period, but I wanted to say that I agree with councilors Nanke, Lewis, and Mayor Bennett, as they stated their positions at the Dec 10 2018 city council meeting. Specifically [https://youtu.be/g3C11\\_QM2S0?t=15305](https://youtu.be/g3C11_QM2S0?t=15305) until the conclusion of the motion. Yes, we in fact do wonder what in the hell is going on down there Mr. Mayor, and yes, it does appear to be chaos, Mr. Lewis.

It's on all of you to fix this political theater that comes at great cost to the applicant, and the Salem community at large. Allow the development to occur as originally approved.

Thank you,  
Take it easy,  
-Chris

## Zachery Cardoso

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**From:** Lisa Anderson-Ogilvie  
**Sent:** Monday, August 03, 2020 8:03 PM  
**To:** Planning Comments  
**Subject:** Fwd: Costco

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**From:** Cara Kaser <CKASER@cityofsalem.net>  
**Sent:** Monday, August 3, 2020 7:49:52 PM  
**To:** Lisa Anderson-Ogilvie <LMAAnderson@cityofsalem.net>; Norman Wright <NWright@cityofsalem.net>; Dan Atchison <DAtchison@cityofsalem.net>  
**Subject:** FW: Costco

Sorry, not sure who to forward this message to. I didn't read the message. If someone could respond to Ray to let him know about how comments work for this, that would be great.

Thanks,

Cara

Cara Kaser  
Salem City Councilor, Ward 1  
ckaser@cityofsalem.net

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

**From:** Ray Quisenberry <rayquisenberry@centurylink.net>  
**Sent:** Sunday, August 2, 2020 7:54 PM  
**To:** Cara Kaser <CKASER@cityofsalem.net>  
**Cc:** NO-REPLY-SALEM-COUNCIL <NO-REPLY-SALEM-COUNCIL@cityofsalem.net>  
**Subject:** Costco

Hi Cara

Hope you and Eric are doing well. I know the official comment period for the proposed Costco project has ended, but I wanted to ask you personally to please vote once again to not let the project move forward. All the reasons from before; PacTrusts original misleading statements, the loss of the oaks, and the added traffic to name three. I also want to add that this type of large box store with fueling station is the last thing we should be doing from a climate perspective. We need a right sized project that fits with the 15 minute neighborhood idea, and large parking lots tend to discourage walkers and bikers.

And, while I'm on the subject of climate, I'm concerned that the Our Salem project will be finished long before the CAP. The development of the CAP should not only be coordinated with the development of the Our Salem project, but also be informing the direction of the project. I've voiced these concerns with Eunice Kim, and I know that Phil Carver has talked to Norm Wright, and neither Eunice nor Norm seem to understand the issue. I'm hoping you can talk to them.

Take care. Five months from now and these will all be Virginia's problems to tackle.

Ray  
Sent from my iPad

## Zachery Cardoso

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**From:** noreply@cityofsalem.net on behalf of wooley0354@comcast.net  
**Sent:** Tuesday, August 04, 2020 8:36 PM  
**To:** Planning Comments  
**Subject:** Contact Aaron Panko  
**Attachments:** ATT00001.bin

Your Name	Jennifer Wooley
Your Email	wooley0354@comcast.net
Your Phone	5035810375
Street	1765 Scotch Ave SE
City	Salem
State	OR
Zip	97306
Message	<p>We still stand on our objection to the Kuebler Gateway Shopping Project. There is no room left to widen Kuebler any more than it is without destroying what's left of the wetlands on that road and removing the Scotch Broom and other vital plants that provide nutrients for many pollinating birds and insects. Kuebler is jammed to capacity with traffic at many times during the day. The Costco Shopping Project would make traffic flow completely problematic. The Kuebler Fwy ramps are expanded and still jammed. The Gas pumps prove to be an environmental and safety hazard. Brush fires would be a disaster. Homes will lose value and Elementary schools will be difficult to access, especially in emergency situations. The expansion of Kuebler Ave took years and was of minimal help to the congestion of traffic on that road during peak hours. There is also a Medical health clinic, Urgent Care, and Rehabilitation Center at the proposed Costco location which will be greatly impacted by the traffic flow that this new development will bring. These businesses are of great service to the community. Costco has plenty of other options to relocate. The Kuebler location is only desired because of the close proximity to the I-5 off ramps. Turner has plenty of abandoned industrialized property and could probably use the revenue. We couldn't stop the telecommunication tower from being located there. Which is sad because our plants and animals are severely symptomatic. There is enough toxicity being dealt with in those areas without adding the Shopping Project to our environment. Please advise if this has reached you in a timely manner. I would like to let the residents on our mailing list know they still have time to oppose if so desire. Thank you Jennifer Wooley</p>

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