

BEFORE THE CITY COUNCIL FOR THE CITY OF CENTRAL POINT, OREGON

NOTICE OF APPEAL

Re: Costco Conditional Use Permit (File NO. 15022)

Date of Decision: February 2, 2016

Pursuant to Section 17.05.400(F) of the Central Point Municipal Code David J. Smith files this Notice of Appeal and states the following:

Appellant has standing to bring this appeal in that he appeared and testified before the Central Point Planning Commission on January 6, 2016 and filed written comments on January 12, 2016 within the comment period (written comments are attached hereto).

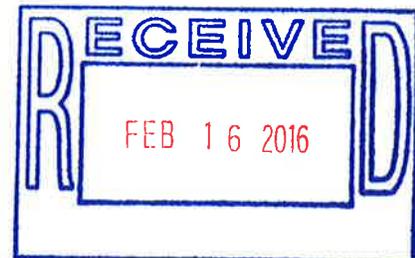
The specific issues raised on appeal which were raised during the comment period are as follows:

1. Costco's traffic study is flawed in that it does not identify the present traffic patterns for Costco's members to the present store, and, without that information it is impossible to predict the route choices of Costco members to the proposed site. The use of general population statistics is inadequate to assign predicted distribution of the 10,670 daily trips by Costco members.
2. Costco's traffic study indicates that there will be heavy traffic added to Biddle Road at the entrances to the Rogue Valley International-Medford Airport, but does not indicate that the airport master plan has been taken into consideration in the traffic study.
3. The access points for the proposed Costco site are on roads which ODOT has master planned as a Freight corridor.. ODOT's Freight Profile identifies Table Rock Road as one of the local roads that "experience high volumes and of freight traffic". The proposed location is in the midst of existing freight terminals, with more planned for the future, which will mix high volume truck traffic with 10,670 Costco member daily automobile trips.
4. There is nothing in the record to verify that ODOT has funded and scheduled construction of the improvements relied upon to support the Costco application. Without that confirmation that the improvements will be completed soon after the store opens is total speculation.

Considering the above issues the approval of the conditional use permit without further study has the potential to create immediate and future traffic congestion and hazards, and, the placement of Costco in the proposed location is contrary to (the attached) Central Point **Statement of Values: "Growth: We value planned growth that will retain our small town atmosphere", and, "Transportation: We value a system of transportation and infrastructure that is modern, efficient and sensitive to the environment."**

Respectfully submitted this 16th day of February, 2016.

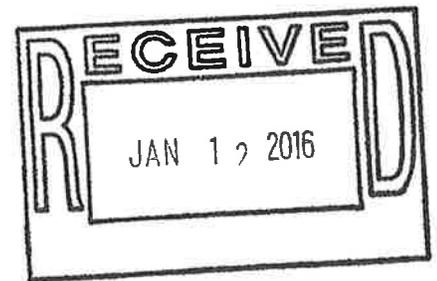
David J. Smith



January 12, 2016

Summary of January 6, 2016 comments on application of .Costco Wholesale

David Smith 241 Saginaw Drive, Medford, OR 97504



1. Co-owner of business on S. Front Street in Central Point and several apartments.
2. Long time member of Costco and shop at present store at least twice a week.
3. Research of official records of ODOT and Central Point reveal that the proposed site for Costco is located on an official freight route system within the city and in the midst of freight terminals.(Reddaway, Conway, Fed Ex.) One, Reddaway Trucking already account for 600 truck trips per day. According to ODOT materials Gordon Trucking owns a large parcel directly across from the proposed entrance to Costco, and intends to build a freight terminal, adding a significant increase in trucks using the area.
- 4 Costco's traffic study indicates its store will add 10,670 new trips per day, the majority of which will come from Medford on Biddle and Table Rock.
5. Costco traffic will add several thousand more cars per day using Biddle and adding congestion at the entrance to the airport.
- 6...ODOT's Freight Profile identifies Table Rock Road as one of the local roads that "experience high volumes of freight traffic."
7. Costco's traffic study is flawed in that it does not identify the routes its members use to access the existing Medford store; information which is necessary to accurately predict how those members will re-route to the proposed location.
8. Costco tries to identify its operation as a warehouse, but indicates in its November 3, 2015 memo to the city staff (at page 14) that its Parking Demand Study requires 783 parking stalls which is more than the city requires for a retail store the size of the proposed Costco.

CONCLUSION: While the "member Warehouse" description of the Costco proposal may distinguish it from other retail stores as far as the variety of merchandise and profit margins, its impact on traffic will be greater than other retail stores of the same size. One need only note how fast the Costco parking lot fills up and remains full during store hours; much more so than other retail stores which are open longer hours which results in less traffic in any given hour. Even the entire Medford Mall appears to have less parked cars. Costco and the city staff both indicate the intention to have the store open in 2016, before the widening project on Table Rock even begins. It makes no sense to add 10,670 more vehicles traveling through a construction zone, for an undetermined period, which will create an additional problem which has not been addressed.



Mission Statement

It is the mission of the City of Central Point to build and maintain a highly livable community by working in harmony and being a catalyst for partnership with all the members of the community, public and private.

Statement of Values

Growth: *We value planned growth that will retain our small town atmosphere.*

Public Safety: *We value a professional, service-oriented public safety policy that promotes a sense of safety and security in our city.*

Transportation: *We value a system of transportation and infrastructure that is modern, efficient and sensitive to the environment.*

Community: *We value a clean and attractive city with parks, open space and recreational opportunities.*

Service: *We provide the highest level of service possible in the most efficient and responsible manner.*

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