

Melissa Place

From: Mike Hood <somesailor@gmail.com>
Sent: Tuesday, October 1, 2019 9:08 AM
To: Melissa Place
Subject: Re: Notice of Application - Costco Binding Site Plan LUA2019-0156

Thanks Melissa;

Keep up the good work in getting these larger projects interested and coming to Lake Stevens. The planning for strong, vibrant and diverse commercial growth is often under-appreciated.

Especially in these smaller towns where growth of any kind is taken so negatively and with vitriolic attitudes.

Not an easy job, but you guys are doing great!

- Mike & Diane Hood

On Tue, Oct 1, 2019 at 8:54 AM Melissa Place <mplace@lakestevenswa.gov> wrote:

Good morning, you are receiving this email as you are on the interested persons list for the Costco project. Please find attached a Notice of Application for a binding site plan for Costco in Lake Stevens. The comment period ends on October 15, 2019.

Thanks, Melissa

Melissa Place, *Senior Planner*

City of Lake Stevens | Planning & Community Development

1812 Main Street | PO Box 257

Lake Stevens, WA 98258-0257

425.622.9433 | mplace@lakestevenswa.gov

NOTICE: All emails and attachments sent to and from City of Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

My regular hours are Monday, Tuesday, and Thursday, 8:00 am to 5:00 p.m. I am not in the office on Wednesdays and Fridays. I will review your email upon my return. If you need immediate assistance, please contact jfenrich@lakestevenswa.gov or call 425-622-9430.

October 1, 2019

Attention: Melissa Place, Senior Planner

City of Lake Stevens | Planning & Community Development

1812 Main Street | PO Box 257

Lake Stevens, WA 98258-0257

425.622.9433 | mplace@lakestevenswa.gov

RECEIVED
OCT 04 2019
CITY OF LAKE STEVENS

We live nearby Highway 9 and Hewitt Avenue. We are very concerned whether Lake Stevens allows construction of new COSTCO at or nearby that intersection.

Many of those of us living nearby are opposed to this location for another 170,000 square-foot big box store with 850 parking stalls and a 30-pump gas station, covering 36.71 acres.

We have noticed Lake Stevens has been quietly working with Costco to get this development approved and built with as little public input as possible.

Fortunately, there are people like me who care about our community, and we want the City of Lake Stevens to stop this development.

There are many concerns: increased noise and light pollution, traffic, loss of wetlands, impacts to salmon and Orcas, pollution of Puget Sound, and loss of quality of life.

Since east Snohomish County has been growing at a rapid rate for over 25 years, we all know that infrastructure and environmental protections have taken a backseat to development.

Public outcry can make a difference, as it did when the city tried to push another big box development at Cavalero Road and Hewitt Avenue back in the early 2000s. That fight was over much of the same issues as today: too much traffic feeding onto the Hewitt Avenue Trestle every morning, impacts to the rural area south of the city boundary, and how sprawling big box development and its associate impervious surfaces hurt water quality. That area is now a county park!

However, If you drive during commute times on and off the Hewitt Avenue Trestle you know there continues to be a terrible traffic problem. With no funding to expand the trestle, and despite adding lanes and traffic signals along Hewitt Avenue, traffic has gotten worse, not better. And Highway 9...well we all know that is a traffic nightmare as well. Every weekday afternoon for three or four hours from the Costco in Woodinville past Frontier Village, it is pretty much stop and go traffic, even with the partial widening in parts of that stretch of highway.

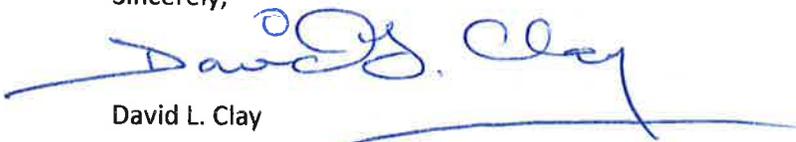
My neighbors and I share concerns about how Costco and the City of Lake Stevens proposed traffic plans will actually make traffic much, much worse. I am not at all convinced that taking away access to Highway 9 at South Lake Stevens Road, rerouting cars onto a new road (24th Street) that will make a sharp right into a roundabout onto Highway 9 just a few hundred feet from the intersection with Hewitt Avenue will make traffic better, especially during the horrendous afternoon commute times. We have made inquiries as to why the Washington State Department of Transportation is even considering such a

traffic plan? Adding more and more cars to enter onto Highway 9 that close to one of the busiest intersections along that highway seems ludicrous, especially when it is just to ensure a big box store can be built at that location in order for Lake Stevens to generate more tax revenue.

Our local news is filled with reports Puget Sound pollution and the listing of Chinook salmon and Orcas. While there are heroic efforts with our tax dollars in process to help restore salmon habitat, allowing yet another COSTCO when there are already six within a 20-mile radius, just doesn't make sense when we know that such development affects the survival of these endangered species and adds to pollutants that are killing Puget Sound. The area of this proposed COSTCO is filled with valuable wetlands that feed into the pristine Moser Creek, home to salmon. We know that destroying wetlands also contributes to pollution of groundwater that ends up in Puget Sound. We must be protecting our remaining wetlands. We can't keep filling them in and using detention systems and mitigating wetlands elsewhere; If this worked, why do we have such a problem!

For those of us who do not live in the city of Lake Stevens, we appear to have little power in how this COSTCO development will impact our rural community to the south. How will this COSTCO development impact Cavalero Road and South Lake Stevens Road? That information is missing from COSTCO's transportation analysis and is not in the City's Transportation Element. How will it affect other wetlands and Moser Creek outside of the city limits? There is no mitigation plan in place for the increased noise and light pollution. The city's tax revenue should not supercede these important quality of life concerns.

Sincerely,



David L. Clay

9307 45th PL SE

Snohomish, Washington 98290

dcclay2@comcast.net

425-422-0625

RECEIVED

OCT 09 2019

CITY OF LAKE STEVENS

October 3, 2019

Attention: Melissa Place, Senior Planner
City of Lake Stevens | Planning & Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257

I am opposed to the plans for Costco at the location west of Hwy 9 between 20th and S. Lake Stevens Rd. A big box store at this location is incompatible with the adjacent rural lands and will have many adverse impacts on those rural lands and roads. The area has enough Big Box stores such as Walmart, Home Depot & Costco in Marysville and Silver Lake. I don't see a need for another.

Please consider this when planning the future of the neighborhood that WE live in.

Rich McDonald
7705 28th st. se
Lake Stevens, WA 98258

RECEIVED

OCT 17 2019

CITY OF LAKE STEVENS

To: Melissa Place
P.O. Box 257
Lake Stevens, WA 98258
mplace@lakestevenswa.gov

October 4, 2019

Subject: Costco Binding Site Plan
Permit No.: LUA2019-0156

I am opposed to the Costco (or any big box store with so much impervious surface) at this location. Please insure that I am recorded as an 'interested party' and that I receive notice of any future meetings or hearings on this subject.

Although we may feel that Costco is not a bad company, we do feel that this is a BAD location. Many in our area are concerned about the impacts this will have on the quality of life in our rural area and the entire watershed.

IMPACTS:

Environment:

Adverse impacts to adjacent wetlands, groundwater and streams especially Moser creek which is a salmon bearing stream. The county and state are spending millions to restore estuaries for salmon habitat and clean up Puget Sound to save the Orca whales and other sea life. This will do no good if we continue to destroy upland portions of the watershed. Between global warming, rapid growth, and the pollutants already adversely impacting our streams, rivers and Puget Sound, we can no longer ignore the impacts of upland development to the ENTIRE watershed not just that within a particular UGA.

Mitigation measures, no matter how well planned, cannot replace the functions of the natural systems. This is especially true of off-site mitigation which shouldn't even be allowed. When the mid-high school was being built on Cavalero Hill with some drainage going into the rural area along 78th Ave, we raised concerns about impacts to 78th. We were assured by city officials that it was being addressed and there would be no impacts. Fast forward a few years, water flooding over 78th ave. and flooding, basements of homes on west side of 78th. (photos attached). We finally got the situation fixed by the county a few years ago. Another problem I heard of just recently was with the new development on the north side of Cavalero hill where the basement of at least one downhill home is flooding. Obviously mitigation measures aren't adequate.

Traffic:

A big box store like Costco in this location will result in increased traffic on 20th (E. Hewitt), Hwy 9, South Lake Stevens Rd, Cavalero Rd. and 87th Ave/Sinclair, possibly even 32nd St. as people try to avoid the backups on 20th. Already there are long backups (30-50 cars) at peak times on Cavalero Rd. waiting for the light at 20th. Because of the choke point at the trestle, traffic to the trestle is often backed up well beyond Cavalero Rd. Because of this, at each light change only 4-5 cars from Cavalero Rd. can make the left turn onto 20th.

Their plan also calls for cutting S. Lake Stevens Rd. off from Hwy 9. To get to southbound Hwy 9 you would have to go through new roads around the COSTCO facility and through a proposed roundabout on Hwy 9, just a few hundred feet from the busy 20th St. intersection.

With so few options (the trestle or Hwy 9) to get from the eastside to I-5 or South county via Hwy 9, This facility will make traffic even worse and I think we all know how inadequate the roads & trestle are to handle all the development that has already occurred or is in process. There are no current plans for the trestle. Even if there were, it would be decades before we'd see any real improvement

Light Pollution:

Light pollution from the Costco facility will impact nearby homes and noise pollution will impact all of us even if it's distant. (Neighbors around the Snohomish Fred Meyer had a problem with noise)

Air and Noise pollution:

Current air and noise pollution from increased traffic on ALL surrounding roads during peak hours is already bad enough. This will increase that traffic to non-peak times extending the duration of that air and noise pollution throughout the day. Between loss of trees, which filter air pollution and increased traffic, especially that idling in long backups, air quality throughout the entire area will deteriorate.

In making your decisions I hope you will consider the concerns of ALL of us who will be impacted not just those within the city or UGA boundaries.

Thank you,
Carol McDonald
7709 28th St. SE
Lake Stevens, WA 98258

Pictures taken January 29th 2006



MITIGATION ?

2829 78th pic #1 (~~Standifors~~) early



In Front of ~~Standifors~~ house 2829 78th Ave pic #2 taken later



78th at 30th st picture #1



78th at 30th picture #2 -two hours after previous photo – note barricades across street



In front of ~~Hoffman~~ 3121 78th Ave
(note driveway in lower LH is no longer there)



← S. LAKE STEVENS RD WAS
COMPLETELY FLOODED
(Doesn't show well in picture)

78th Ave at S. Lake Stevens Rd.

October 7, 2019

Shirley Mann
1500 89th DR. SE
Lake Stevens, WA
98258

Dear Lake Stevens Government,

I am writing in regard to the possibly of building a Costco here in Lake Stevens. Although, I have nothing against Costco as a business or Lake Stevens adding new business I believe this would be a huge mistake and would create traffic issues that will make this area a nightmare to live in. Especially for those who live within a few miles of where the Costco would be located.

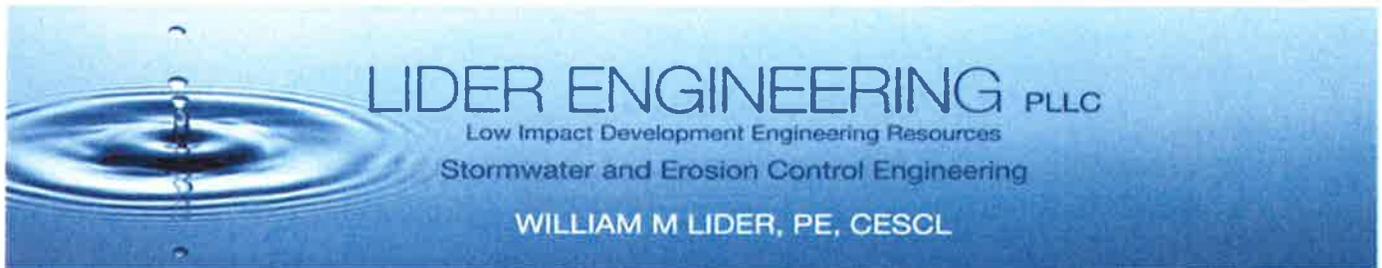
As it is now 20th and highway 9 are not nearly wide enough for the traffic we have now. During rush hours it can and does build into a mess. All it takes it one accident or one disabled vehicle and the traffic gets so backed up. When that happens on highway 9 there are very few streets to turn off of to get out of a slow traffic. You can be stuck for miles with no relief.

I live off of 91st St. and I can see that being a direct route to the new Costco. There's a lot of traffic on this street already. There are several schools with a lot of buses and parents blocking the street waiting to pick up and drop off their kids.

I think money should be spent widening the streets of 20th if that is even possible and widening highway 9 before ever adding a Costco or any other large business. Plus, invest in sidewalks all the way down 91st St. for all of the foot traffic to make it safer.

Sincerely,

Shirley Mann



TRANSMITTED BY E-MAIL

October 7, 2019

Melissa Place
PO Box 257
Lake Stevens, WA 98258
mplace@lakestevenswa.gov

Subject: Costco Binding Site Plan
Permit No.: LUA2019-0156
Sno-King Watershed Council Comments

I represent the Sno-King Watershed Council (SKWC) and LIDER Engineering, PLLC. I will be the primary contact for the SKWC and request that we be made a party of record to this project; and that we be notified on all decisions related to this permit and all future permits proposed or issued for this project by the City of Lake Stevens. The following comments are submitted for your consideration prior to any permit approval:

Documents Reviewed:

The following permit documents posted as of October 7, 2019 for public comment on the City of Lake Stevens website¹ were reviewed in preparation of these comments:

- LUA2019-0156 NOA Publication, dated October 2, 2019
- LUA2019-0156- PRELIMINARY DRAIN-20190919dated September 18, 2019
- 18105CARrevised_Sept_10_2019_1094669102, dated September 10, 2019
- 18105_Bank_Use_Plan_revised_1834748495, dated September 10, 2019
- LUA2019-0156_Completeness_Letter_1767261803, dated September 23, 2019
- LUA2019-0156-_Legal_Descriptions-2019019_10412726, undated
- LUA2019-0156-_Legal_Descriptions-2019019_1972142456, undated
- LUA2019-0156-BINDING_SITE_PLAN_-20190919_721289314, dated April 19, 2019
- LUA2019-0156-Costco_Mitgation_Plan-_20190919_24894067, dated September 10, 2019
- LUA2019-0156-Nordin_Authorization-20190919_1774682989, dated April 30, 2019

¹https://apps.lakestevenswa.gov/Citizen/Web_Public/CitizenConn_PermitDetails.aspx?R=joYCJyd%2bIRdETosHgQ7HZmn3vzRmC3AVtUOGETWhEc1o4WYK4rX0PXFwLTII0vstW5X%2f2V969g8Vo0zuTtEugPzYnkbnUn7fKy3F5xvo43JkL8cTZapgctQBWleuHadj

- LUA2019-0156-Title_Report-20190919_581722098, undated
- LUA2019-0156-Type_I_II_Application_-20190919___575517584, undated

Comments:

1. TYPE I AND II – ADMINISTRATIVE DECISIONS LAND USE DEVELOPMENT APPLICATION: The application is unsigned and undated. There is no signed declaration that under penalty of perjury laws that the information provided in this application is true, correct, and complete. The City erred when it accepted this incomplete application.
Action Required: Project review must be halted immediately, a complete signed and dated application must be submitted, a new vesting completeness date established, and a new public review comment period initiated.
2. Preliminary Drainage Report, September 18, 2019, General: The report is not sealed by a professional civil engineer as required under WAC 196-23-020. Drainage reports require professional engineering expertise to prepare and it is unknown if this report was prepared under the direct supervision of a professional civil engineer. The City erred when it accepted this drainage report.
Action Required: Project review must be halted immediately, a sealed, signed, and dated report must be submitted, a new vesting completeness date established, and a new public review comment period initiated.
3. Preliminary Drainage Report, September 18, 2019, Page 4, Hydrology, third bullet: Low Impact Development (LID) is proposed by the use of rain gardens in the warehouse parking lot. The extent or location of any LID measures, if any at all, is unknown. The design must be taken to a point showing the extent and location of all LID measures proposed for this project. Engineered bioretention facilities are required, not residential style rain gardens.

There have been no soils data reported such as borings or monitoring wells to determine the seasonal high groundwater elevation at the site or feasibility of stormwater infiltration or calculate infiltration rates. The report relies on general soils maps for this site which are inadequate for a project of this scope. The drainage report references recessional glacier outwash soils across the northwest corner of the site. Recessional outwash soils are generally very good at stormwater infiltration and must be used to help maintain shallow subsurface flow to the wetlands to help maintain their hydroperiod. This may require pumping of stormwater to suitable infiltration areas on the site.

Use of LID measures such as pervious pavement/pavers were not addressed or investigated. The Lake Stevens Municipal Code 11.06.070 requires the use of LID measures, yet no specific LID measures are shown on the Binding Site Plan. *Action Required: Remand the project back to the Applicant for revision to show the extent and location of all LID facilities. Installation of monitoring wells for at least one wet season, December 1—April 1 is required to determine seasonal high groundwater elevations.*

4. Preliminary Drainage Report, September 18, 2019, Page 4, Minimum Requirement #4, Preservation of Natural Drainage Systems and Outfalls: Documents provided fail to show that the natural drainage systems will be maintained, per Minimum Requirement #4. "A majority of stormwater runoff at the site sheet flows to the south and collects in low depressions that create the existing wetlands at the south side of the site."² The project proposes to convey stormwater Mosher Creek via a ditch/culvert drainage conveyance. This will disrupt the hydroperiod of Wetlands A, D, X, XX, & ZZ. *Action Required: Remand the project back to the Applicant for revision to maintain existing sheet flow to wetlands meeting the predeveloped condition.*
5. Preliminary Drainage Report, September 18, 2019, Page 5, Minimum Requirement #6, Runoff Treatment: The preliminary drainage report fails to demonstrate that this project can meet Minimum Requirement #6. Specifically, the design fails to show that there is sufficient gravity fall for water quality treatment BMP's to operate properly. Further design is required to show that the binding site plan proposed is feasible and can be constructed in accordance with Ecology approved BMP's. Furthermore, end-of-pipe treatment BMP's do not meet Low Impact Development (LID) requirements. *Action Required: Remand the project back to the Applicant for revision to show water quality BMP's, pipe invert elevations and slopes, and demonstrate that enhanced water quality treatment is feasible prior to approval of the Binding Site Plan.*
6. Preliminary Drainage Report, September 18, 2019, Page 5, Minimum Requirement #7, Flow Control: No calculations using an approved continuous simulation model such as WWHM were provided to demonstrate that the proposed detention pond is adequately sized or can gravity drain as proposed into the wetland to maintain the wetland's hydroperiod.

² Reference Preliminary Drainage Report, Page 4, Hydrology

Action Required: Remand the project back to the Applicant and require that calculations be provided to size the detention pond and show that the wetland hydroperiod will be maintained prior to approval of the Binding Site Plan.

7. Preliminary Drainage Report, September 18, 2019, Page 5, Minimum Requirement #8, Wetland Protection: As referenced in comment 5 above, the Applicant has not demonstrated that the hydroperiod of downslope wetlands will be maintained. Additionally, it is proposed to route groundwater from the northerly side of the project to wetlands on the south side of the project. Again the feasibility of how this groundwater will be collected, conveyed, and dispersed into the southerly wetlands while still maintaining the wetland's hydroperiod has not been demonstrated. Shallow subsurface groundwater flows slowly in the winter months from the north and maintains the southerly wetlands in the summer months; while piped groundwater will quickly convey this groundwater, drying the wetlands in the summer and adversely impacting their ability to treat stormwater while maintaining summer base flow to Mosher Creek.

The SWMMWW2014, Volume I, Guide Sheet 3B mandates protection of wetland plant and animal communities; this protection requires the project design to maintain the existing wetland's hydroperiod. Maintenance of the wetland's pre-development annual fluctuations in water depth and its timing as closely as possible is a required. The risk of adverse impacts to functions and values increases as the changes in water regime deviate more from the existing conditions. These changes often result from large developments such as the proposed COSTCO project. This requires computer modeling using an approved computer algorithm in addition to pre-development and post-development monitoring of the wetlands to demonstrate that the following two criteria are met.

"Criterion 1: total volume of water into a wetland during a single precipitation event should not be more than 20% higher or lower than the pre-project volumes." and

"Criterion 2: Total volume of water into a wetland on a monthly basis should not be more than 15% higher or lower than the pre-project volumes."³

Action Required: Remand the project back to the Applicant and require the design and monitoring be completed to a point where it is demonstrated that the wetland's pre-developed hydroperiods will be protected in accordance with Minimum Requirement #8 and Criteria 1 & 2.

³ Reference SWMMWW2014, Volume I, Appendix I-D, Guide Sheet 3B: Protecting wetlands from impacts of changes in water flows

8. Preliminary Drainage Report, September 18, 2019, Appendix C, Soils Information, Terracon Geotechnical Report: The geotechnical report is unsealed and is not in compliance with WAC 196-23-020.

No soil borings, test pits, or Pilot Infiltration Tests (PIT) were performed to demonstrate feasibility or design criteria for Low Impact Development techniques for stormwater infiltration. The location, both horizontal and vertical, for all borings, test pits, PIT's etc. must be accurately surveyed and shown on the Binding Site Plan to document all proposed LID measures are feasible and appropriate.

Action Required: Remand the project back to the Applicant and require borings, monitoring wells, and PIT be installed to demonstrate the feasibility of all proposed LID measures and calculate infiltration rates prior to approval of a Binding Site Plan.

9. REVISED MITIGATION BANK USE PLAN, dated September 10, 2019: The proposed project will fill all or part of 7 wetlands resulting in a total of 1.84-acres of wetland fill. This plan proposes to mitigate 0.42 acres of Wetland D in off-site wetland mitigation banks that do not contribute to the protection of Mosher Creek or its tributaries.

The project proposes a large, open stormwater detention pond to be constructed in Tract B of 4.4815-acres. The Tract B area could be used for on-site wetland, *if* a detention vault were to be constructed in the parking lot. This would eliminate the need for off-site mitigation bank credits in another drainage basin that provides no mitigation benefit whatsoever to Mosher Creek and its wetlands. The size of the underground vault could be reduced by the use of pervious pavement or pavers that would further preserve the pre-developed hydroperiod for the wetlands.

Elimination of the proposed road in Tract E would also provide an additional 0.5715-acres on-site wetland mitigation area.

Ecology classifies Mosher Creek as extraordinary and its tributaries are to be protected for the designated uses including salmonid spawning, rearing, and migration, pursuant to WAC173-201A-600 (1). Mosher Creek provides core summer habitat June 15-September 15 for salmonid spawning, emergence, and adult holding. Off-site mitigation at a wetland bank not contributing flow to Mosher Creek will have no benefit whatsoever to prevent loss of summer base flows that is currently stored over winter in the wetlands at the COSTCO site. As previously noted, no calculations have been provided to demonstrate that the hydroperiod to these wetlands and resultant stream base flows will be maintained. Therefor it must be concluded that this project will likely adversely affect salmonid and other fish species, and the environment, requiring an

Environmental Impact State (EIS) pursuant to RCW 43.21C.030. This RCW obligates the City of Lake Stevens to have an EIS prepared for this project. *Action Required: The City of Lake Stevens is required under RCW 43.21C to have an EIS prepared for this project as it is currently proposed, prior to the approval of the current Binding Site Plan. Revise the Binding Site Plan to show Tracts B & E to be wetland mitigation areas.*

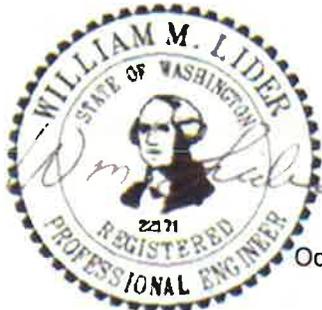
Conclusion:

Documents provided for approval of the Binding Site Plan are insufficient to determine if there will be a significant adverse impact to the environment and summer fish habitat of Mosher Creek and its tributaries. Therefore, the City of Lake Stevens as required by law to either prepare an EIS or remand the project back to the Applicant for revision and additional engineering design to show that the project as proposed will comply with all the above-mentioned laws and requirements.

Please notify me immediately of any proposed hearings or decisions related to this project.

Thank you for your consideration of these recommendations for action and we look forward to the City's response and implementation of these comments.

Respectfully submitted,
LIDER ENGINEERING, PLLC



October 7, 2019

William Lider, PE, CESCL
Principal Engineer & SKWC Board Member

cc: Russ Wright, Community Development Director
SKWC Board
Kurt Nelson, Tulalip Tribes

Oct 9th 2019

RECEIVED

OCT 14 2019

CITY OF LAKE STEVENS

To: City of Lake Stevens,

I am writing my "opposition" to the location of the new Costco. Not against Costco, but this location will cause more traffic problems and environment decay.

Find a better location that does not impact Highway 9 and destroy wetlands "aka" Mosher Creek.

Increasing the public coffers at the expense of Quality of Life is no way to move forward.

Thank You,

Charles R. Allen

RECEIVED

OCT 15 2019

CITY OF LAKE STEVENS

Carol Henry
3028 112th Ave SE
Lake Stevens, WA 98258

October 10, 2019

Melissa Place
Lake Stevens City Hall
PO Box 257
Lake Stevens, WA 98258

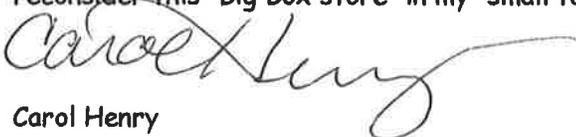
Dear Ms. Place,

I am writing you concerning the potential Costco location in Lake Stevens.

I am opposed to allowing Costco to locate at the current planned site for the following reasons:

- The area consists of valuable wetlands that feed Moser Creek which is home to much-needed chinook salmon (which feed our endangered Southern Resident Orcas)
- We need to reduce or eliminate pollution of our streams by saving these Lake Stevens wetlands, not destroying them
- The rural area proposed is not meant for a 'big box' store, as many/most of the homes are single family homes and do not provide the 'density' needed to support such a large store
- The area does not have the infra-structure to support a Costco. Highway 9 is congested already, and to add the traffic that a Costco might generate, will add to air and noise pollution in the rural area, as well as added time to get anywhere in the immediate area.
- The traffic along 20th will increase exponentially, add to the air and noise pollution, and cause additional delays and congestion at the already busy Hwy 9/20th St intersection.
- Locating the Costco at the very edge of the city of Lake Stevens does not provide the best access to ALL residents of Lake Stevens (and Marysville). To put such a large development in such a rural area reeks of the politics of getting the "most tax dollars possible" and not the politics of "what's best for the citizens of Lake Stevens".
- The area proposed is already zoned commercial. In the rural environment, I believe that the local residents would be better served with smaller retail store options, especially because it would help preserve the rural 'feel' that we all moved here for!

Thank you for taking the time to read and review my concerns. I sincerely hope that the City Council will reconsider this "Big Box store" in my "small town neighborhood".



Carol Henry

RECEIVED

OCT 11 2019

CITY OF LAKE STEVENS

October 10, 2019

As a resident of Lake Stevens, I am APPALLED at the mere thought of installing a Costco with gas stations in this area. What in the world????

There are 3 Costco stores nearby; Lynnwood, Everett, and Smokey Point. Must Costco be on every corner?

Do we need the following.....

- 1) 35+ acres of concrete... I repeat,,,,,35+ acres of CONCRETE!
- 2) The environmental impact is so great! For years, there has been building without concern for the environment and today, there is so much work and expense to preserve the environment **because we have to!** Gone are the days where we slap down a mall, a store, a house without concern for the environment. We must seriously consider the environmental impact; what about the wetlands?, the creeks? The noise?

I know of a neighborhood where the contractor had re-directed a natural stream and build his expensive homes, and a few short years later (less than 10 years), the expensive homes' basements and backyards were flooding, due to the stream finding its way to its original position.

- 3) The traffic, of course, is HORRIBLE. Doesn't it make you bonkers? Hiway 9 is a 2-lane highway which many have found because travelling on I-5 from 1:30 pm onward is bumper to bumper. So, on Hiway 9 south, there is the partial lane, after 20th Street that directs you to the right...but that partial lane is NORMALLY being used by drivers, including me, to PASS the slower vehicles and trucks, and then jump back onto Hiway 9. Very few drivers turn right, it is used as a passing lane, with lots of speed and risk. Hiway 9, the big, long line of hundreds trying to go home or to work.

My understanding of your proposed traffic pattern will not solve traffic congestion, that it is a weak solution.

There MUST BE a better plan for that property that will protect our resources and the environment for the future of our community. PLEASE, DO NOT PLAN OUR COMMUNITY AS ANOTHER LYNNWOOD! PLAN BETTER!

I am against the Costco Big Box store when there are three, I repeat, THREE Costco stores close by, within 20-30 minutes on a good day!

Mary Berg
9631 9th St. NE
Lake Stevens, WA
425-334-9314

A handwritten signature in blue ink that reads "Mary Berg". The signature is written in a cursive style with a long horizontal stroke at the end.

309 E. Pacific Avenue
Spokane, WA 99202

October 15, 2019

City of Lake Stevens
City Hall
Attn: Melissa Place
PO Box 257,
Lake Stevens, WA 98258
Via Email: mplace@lakestevenswa.gov
And via Fax: 425-334-0835

RECEIVED

OCT 18 2019

CITY OF LAKE STEVENS

RE: Comments on Costco Binding Site Plan/LUA2019-0156

Dear Ms. Place:

These Comments are on behalf of Livable Lake Stevens, a coalition that includes local residents and others working together to try to ensure that Lake Stevens develops responsibly and sustainably, to the benefit of all its citizens.¹ Livable Lake Stevens has many concerns about the appropriateness and impacts of this proposed development on this site.

The parts of the site owned by the City are forested, rolling topography with significant wetlands and two stream segments. These are important resources. They need to be managed to retain the critical area components that provide a high-functioning natural ecosystem. These components currently constitute the largest and highest quality such area in the City of Lake Stevens.

The process that the City has followed, thus far, for this proposal has been deficient in a number of respects. Livable Lake Stevens has provided written comments previously raising that concern, among others. We incorporate those prior comments by reference, and we outline some of the key problem areas in this letter.

Critical Areas and SEPA Process

1. Critical Areas

As far as Livable Lake Stevens can tell from the materials on the City Website and that we have been provided by the City, nothing in the Record reflects compliance

¹ This office, along with Karl G. Anuta - who previously submitted comments for Livable Lake Stevens on multiple occasions – is helping to represent Livable Lake Stevens in this matter.

with Lake Stevens Municipal Code (LSMC) Section 14.88. That Section of the Code requires that Critical Areas are to be protected to ensure there is no net loss of acreage, functions and values of critical areas. *See*, LSMC 14.88.010.

To comply with that directive, development of this site should be avoided altogether. The City is under no compulsion to sell its land, to this or any other developer. The private land could, potentially, be developed for appropriate uses, but in any case, the law says that the **first step** is “avoiding impacts altogether by not taking a certain action or parts of an action.” *See*, LSMC 14.88.010(a)(1).

There is an existing Costco in Everett, about ten miles away from this site. Before Critical Areas are, permanently, lost to new development, a thorough analysis of the larger Region, and the need - or lack thereof - for yet another Costco Warehouse, in this particular location, must be completed. That type of analysis makes good economic sense and is required in order to comply with the mandate of LSMC 14.88.

Likewise, as far as Livable Lake Stevens can tell, the City has, also, failed to comply with LSMC 14.88.295. That Code provision requires that all streams and wetlands "shall be **permanently protected** by designating them as native growth protection areas," which are “**to be left permanently undisturbed** in a substantially or environmentally enhanced **natural state.**” (emphasis added).

There is no question that the parcels at issue here are laced with Critical Area wetlands and the headwaters of Mosher Creek and an associated tributary. These waters host native cutthroat trout, Coho salmon, and lamprey.² What legal steps have been taken to avoid the required designation and associated protections for these public resources under LSMC 14.88.295? The City must explain why this has not been done, to date. The City must, also, address why the exact opposite of what this Code provision requires, is now being proposed.

The City’s reliance on the reports by Sewell Wetland Consulting is contrary to the requirement in LSMC 14.88.235(a) requiring that the best available science must be used. The reports by Sewell are superficial, at best, and fail to capture the comprehensive functions and values of the Critical Areas, accurately. They instead appear to be designed to underplay the value and quality of the habitat at issue here.

For example, the revised Wetland Stream and Delineation Report by The Watershed Company, of May 18th, 2018, found Category II Wetlands designated A, D, E, and H, and Category III Wetlands designated F and J. The prior Sewell Wetland Consulting found Category II Wetlands designated A, D, and M, and Category III Wetlands designated B, C, and F. It is apparent that the Sewell study either downgraded a

² *See e.g.* Letter to City from Zach Lamebull of the Tualip Tribes, dated May 6, 2019; *See also*, the report from a habitat restoration project further south on Mosher Creek completed in 2008 stating: “Coho salmon use the stream and thousands of fry are observed in the beaver ponds every spring.” Accessible at: <http://hws.ekosystem.us/project/260/9726> Last visited October 13, 2019.

wetland from Category II to Category III, with no explanation, or it mistakenly applied the categorizations.

The Sewell reports merely remark on the probability of wildlife species that inhabit the area, without any real investigation or actual recording of sightings. Likewise, the SEPA Checklist for the “24th Street SE Project – and the associated projects of 91st Ave SE Extension and the South Lake Stevens Road Connector” reflect no real investigation and merely note “songbirds,” “other mammals (coyote, deer, raccoon),” and “resident cutthroat trout.” This appears to be mere conjecture and not actual observation.

Contrast this with actual observation, extending over the past two years, by Brooke Zueger, who lives near the site and reports seeing “song birds, hawk, heron, eagle, dove, quail, owl, duck, Canadian geese, deer, bear, beaver, coyote, racoon, skunk, opossum, salmon, trout, and brook lamprey” during that period.³ It also appears, based on the very eloquent letter detailing the vibrant nature on the site from the renter on one of the Norton properties, that the Department of Ecology has released Red-Tailed Hawks in this area.⁴

It may be a matter of peer review and prevailing standards as to what the “best available science” required by LSMC14.88.235(a) actually entails. However, it seems clear that the extremely casual approach taken by the City and the applicant’s consultants in evaluating the Critical Areas and wildlife habitat on this site falls, woefully, short of any meaningful standard.

This work should be redone in a competent manner using the best available science. To ensure appropriate rigor, the work should be conducted by an independent researcher not tied to the applicant. This is probably the only way to have a study done to the required standard:

Critical area studies and decisions to alter critical areas shall rely on the **best available science to protect the functions and values of critical areas** and must give **special consideration to conservation or protection measures necessary to preserve or enhance anadromous fish and their habitat, such as salmon and bull trout.**

LSMC 14.88.235(b) (emphasis added).

With such a large disparity between the observed physical and ecological realities of this site and the evaluations reported, so far, it is apparent that the City lacks the required scientific information to competently evaluate this site.

³ From undated “To Whom it May Concern” letter on this application by Brooke Zueger. The claim of defective notice to Zueger in the letter should also be addressed by the City.

⁴ Letter from Eric McQuinston dated May 6th, 2019.

There is a legally prescribed remedy for this situation:

Lack of Scientific Information. Where there is an absence of valid scientific information or incomplete scientific information relating to a critical area leading to uncertainty about the risk to critical area function or permitting an alteration of or impact to the critical area, **the City shall:**

(1) Take a precautionary or no-risk approach that **strictly limits development and land use activities until the uncertainty is sufficiently resolved;** and

(2) Require application of an effective adaptive management program that relies on scientific methods to evaluate how well regulatory and nonregulatory actions protect the critical area. An adaptive management program is a formal and deliberative scientific approach to taking action and obtaining information in the face of uncertainty. To effectively implement an adaptive management program, the City hereby commits to:

(i) Address funding for the research component of the adaptive management program;

(ii) Change course based on the results and interpretation of new information that resolves uncertainties; and

(iii) **Commit to the appropriate time frame and scale necessary to reliably evaluate regulatory and nonregulatory actions affecting protection of critical areas and anadromous fisheries.**

LSMC 14.88.325(c) (emphasis added).

The City must approach this decision deliberately, with its priorities aligned with its stated policies, not with the timetable of a private profit-making warehouse business first in mind.

It is also unclear whether a survey of significant trees on the site, required by LSMC 14.76.120(c), and/or a plan for protecting significant trees has been done. If it has not, this presents another legal deficiency.

The Lake Stevens Comprehensive Plan (“LSCP”) provides that:

"The city will continue to prioritize the protection of **wetlands, streams and creeks**, lakes and ponds, **aquifer recharge areas**, geological hazardous areas (e.g., **steep slopes** and erosion areas), significant trees, **fish and wildlife habitat areas and corridors**, cultural resources, and frequently flooded areas through land use policies, regulations and decisions based on best available information and in coordination with state and regional priorities."

LSCP Policy 4.1.1 (emphasis added, to highlight features relevant on this site).

So far, Costco has not prioritized these protections in considering this site. It must do so now.

The City cannot be party to promoting a plan that is incompatible with this site.⁵ There is no Policy or Code provision prioritizing the convenience of a private for-profit commercial company, over the nature resources that are held in trust for all the citizens of the City.

First, the City needs to ensure that studies that comply with the law are completed. Second, those studies must be based on the best available science. Third, once those studies are done, they must be evaluated, and the plans for the development changed to reflect the required emphasis on preservation of critical areas and habitat. It is only then that an application to develop this City property in an appropriate way, can (or should) be considered.

Land use and development activities on land containing critical areas are prohibited except under certain, specific exceptions. Typically, none of those would apply to a big box, warehouse store, on land owned by the City.⁶

It is unclear from the MDNS issued by the City for road building on this site whether these roads are planned, solely, to serve this proposed development, or if they are part of an independent plan. The City needs to clarify its rationale and intentions for those roads. If, as it appears, they are actually just part of the Costco proposal then the City may end up with an unlawful segmentation problem under the State Environmental Policy Act ("SEPA").

⁵ The City must "Ensure compatibility of land uses with topography, geology, soil suitability, water, ground water, frequently flooded areas, wetlands, climate and vegetation." LSCP Policy 4.3.2

⁶ LSMC 14.88.210 identifies exceptions for "allowed activities," activities that meet "performance standards," and denial of all reasonable economic uses. A big box development is not an allowed activity, there are no performance standards in wetlands and waterways, and there is no denial of all economic uses, especially for City-owned property that already serves any number of important uses that benefit Lake Stevens residents by supporting populations of raptors, mammals, birds, and fish.

The City, also, needs to insist that an applicant (including Costco) who wants to develop in a critical area needs to make the case - once the required studies, using best available science, are completed) – for why critical areas that by law are to remain undeveloped and preserved in a functional state, simply cannot be avoided. That is what LSMC 14.88.295 requires.

Alternative layouts and designs/plans for roads and building on and around this site, designed to avoid critical areas, entirely, must be proposed. *See*, LSMC 14.88.010(a)(1). Since none of this has been done, the City should not (and legally cannot) move forward with any of the road building plans covered by the MDNS until all required steps have been taken under the City Code. Neither Costco's Land Use Development Application nor its Binding Site Plan Applications are complete and may not be approved until the required steps are taken by Costco and by the City.

The City must insist on comprehensive studies of the critical areas on this site, using the best available science. The City must insist on thoroughly evaluated alternative plans/designs that avoid and preserve the functions of the critical areas. That is what the law requires and that is what the citizens of the City deserve.

2. SEPA Process

The State Environmental Policy Act (SEPA) is not meant to be a mere rubber stamp, paper production, and finger pointing process. The SEPA carried out so far for this development is grossly deficient. It needs to be redone, or supplemented, to include either a full Environmental Impact Statement (EIS) or at the very least a Mitigated Determination of Non-Significance (MDNS) that more thoroughly evaluates the site, and this particular's project's direct, indirect, and cumulative impacts on the site, on the City, on the neighbors, and on the surrounding traffic and resources.

Instead of a "hard look" and careful, full evaluation – with attendant public input – of the impacts on what is, undisputedly, a Critical Area, the City seems to have rushed this matter through as quickly as possible **and** to have pointed to and allegedly relied upon other SEPA documents **that don't include the key required analyses**. One example is the SEPA conducted for road improvements, by the Public Works Department of the City. The application for the 23th Street SE Project was received by the City on Thursday, April 19th, 2019. The MDNS for that project was issued the following Monday, April 22nd 2019.

That is a two business day turnaround. What other projects have ever seen that quick of a SEPA decision document issuance? This extraordinarily rapid turnaround does not reflect a deliberative process. Also, incorrect and misleading information on the SEPA checklist deprived the public of information it needed to respond to the application and MDNS.

For example, on page 7 of the checklist, it indicates that part of the site is pasture, and none of it contains water plants. Both of those statements are, patently, untrue, and are the reverse of actual conditions on site.

Also inaccurate is the answer to Question 7 in the checklist. As of April of 2019, the City was well aware of the detailed plans submitted by Costco a year earlier.⁷ Yet Question 7 in the SEPA Checklist completed by the City's own Public Works staff is answered: "It is anticipated that 24th St. SE would be constructed further west as a logical extension when future development occurs; **timeframe is unknown.**" (emphasis added).

That answer is both inaccurate, and misleading. A detailed proposal for this Costco project **was already in process** at the City. As early as February 7, 2018, the City had already created a "Costco Lake Stevens Responsibility Matrix" in spreadsheet form, which included a host of specific dates.⁸ So future development was not only in a "timeframe is unknown" state, it was imminent.

These problems, and others, strongly suggest that the Road MDNS was completely legally invalid. Leaving detailed information out the relevant SEPA documents clearly violates WAC 43.21C.030(c, d).⁹

As described, the haphazard approach to evaluating this project invalidates the entire SEPA process. The failure to notify the public after the Public Works application was filed, but before the Road MDNS was issued, contributed to the lack of accuracy and superficial determinations made in the MDNS.

Any, thorough, look at the environmental impacts of this development should include, for instance, the adverse impacts on the Coho salmon, cutthroat trout and lamprey that currently depend on what, even the Sewell Report admits, is a "fairly pristine channel" of Mosher Creek.¹⁰ There will, also, be impacts to its critical tributary and the wetlands and buffers around them that are set to be destroyed. In addition, an adequate, SEPA process would need to evaluate traffic impacts, both, direct and cumulative.

⁷ See e.g., Lake Stevens Costco Green Ink Set, by DOWL, dated 4/13/18.

⁸ Curiously, there is an updated version of that same spreadsheet Matrix in early April 2018, which has an entry for a Meeting set for March 22, 2018 @ 1pm at City Hall for "Coordination between City and Costco on wetland permitting strategy." Although Livable Lake Stevens submitted a Public Record Act Request in May of this year, which sought "Any and all records related to... for a possible or actually proposed Costco, from 2018 through present" there have been no materials provided from that March 2018 - or any subsequent meeting – produced by the City. This leaves one to wonder whether the City thinks it has something to hide, concerning its dealings with Costco and the wetlands permitting related to this project.

⁹ See e.g., *Nickum v. City of Bainbridge Island*, 153 Wn. App. 366, p.3 n.4 (2009) ("If SEPA applies, it requires that a "detailed statement" of the proposed action "be made available to ... the public.").

¹⁰ See, Costco Lake Stevens/#18-105 Sewall Wetland Consulting, Inc. February 18, 2019, p.4.

The SEPA process for this Costco project should be started anew and all legal requirements followed. Tribes and other stakeholder groups, including community neighbors, should be consulted, and competent independent scientists should be sought and retained to help the City apply the best available science to this, vitally, important process.

Related to the general inadequacy of the SEPA process, here, is the apparent attempt to pretend that all environmental impacts have **already** been evaluated under the under the separate SEPA documents that relate to the Planned Action Ordinance (LSMC 14.06.010) for this Subarea. In reality, none of the SEPA reviews carried out, so far, have incorporated the actual development proposed here.

The draft environmental checklist prepared as: “The City of Lake Stevens/Costco 20th St SE Subarea implementation plan” exhibits all of the flaws in evaluating the site already noted. The SEPA process for this large and environmentally sensitive area should not be based on that document. A full EIS, or an MDNS for the actual sit specific project at issue, needs to be undertaken and completed before this project is approved.

The completed SEPA review documents for this site provided by the City are for (1) road construction in anticipation of allegedly unknown future development, so they are not for this development, and (2) a general subarea review – which specifically stated that it did not deal with the site-specific issues of any specific development. **So where is the substantive and procedural SEPA analysis for this site-specific development?**

The City seems to have indicated that no further SEPA review is necessary, pointing the finger back at the Subarea EIS done for the Planned Action Ordinance. Yet that SEPA document (the 20th Street SE Corridor Subarea Planned Action EIS) contains no detail on wetlands, their quality ratings, functions of individual wetlands on this site, or even any mention of Mosher Creek – much less a substantive analysis of the potential impacts to that Creek and the immediately surrounding area from this project.

That EIS does note that the wetlands in the area are **supposed to be** subject to the Critical Areas protections in LSMC 14.88.¹¹ Yet, as already noted, the Critical Area protections - despite being relied upon in the prior EIS – appear to have been given little or no consideration, thus far, in the current Site Plan process.

¹¹ 20th St. DEIS, Compiled Corrected 20120222, Nov 1, 2012, pp.3-10: “**Since site-specific development plans do not exist at this time**, it is not possible to identify building footprints or wetland/buffer intrusions, if any, with specificity.” (emphasis added). *See, also, Id.* at pp.3-16: **Critical Areas Regulations:** As described in the impact analysis, future development in the study area has the potential to adversely affect wildlife and habitat through clearing of vegetated areas. **However, the City’s critical areas regulations protect wetlands, riparian areas and other critical areas, and protect habitat for plants and animals by limiting the activities allowed within the critical area** and establishing appropriate protective buffers and mitigation strategies for **unavoidable** impacts. (emphasis added).

The subarea EIS, similarly, dismisses the possibility of significant wildlife habitat with no investigation or inventory and concludes: “[g]iven the small amount and fragmented nature of wildlife habitat within the study area, impacts to wildlife are anticipated to be minimal.” *See e.g.*, DEIS at 3-13. This incorrect information (as dramatically contradicted in the letter from Brooke Zueger) and the general, unsubstantiated conclusion in the DEIS does not begin to analyze this site to the level of detail that the law requires.¹²

In short, virtually none of the SEPA mandated processes, thus far, carried out have evaluated the actual, anticipated environmental impacts of **this proposed development**. The EIS that is proposed to be tiered to was entirely too general with the SEPA process on the road extensions too narrowly focused on those specific impacts, rather than those presented by the Costco proposal.

Attempting to evade or reduce acknowledging the scope of environmental impacts analysis by treating them in a piecemeal fashion – which is what the current process certainly at least resembles - is completely unlawful.¹³ The generalized Subarea EIS and the subsequent Roads MDNS do not anticipate or disclose to the public and evaluate in detail the environmental impacts of the current Costco proposed development.

The SEPA process requires a “hard look” at the environmental impacts of a proposed action.¹⁴ A hard look means that “broad generalizations” and “vague references” **do not suffice**.¹⁵

¹² Livable Lake Stevens has yet to locate a copy of the FEIS. However, we strongly suspect it will contain the same language as the DEIS on these issues.

¹³ *See e.g., Merkel v. Port of Brownsville*, 8 Wn. App. 844, 851 (1973) (“If clearing and construction activity is allowed to continue in the uplands portion before the wetlands portion has been approved, it is obvious the entire area will be affected. ... **To permit the piecemeal development urged upon us by the Port would lower the environmental mandates of these acts [SEPA & the SMA] to the status of mere admonitions.** The result would be frustration rather than fulfillment of the legislative intent inherent in these acts. This project will have a significant effect upon the environment. It is to the public's benefit that any project significantly affecting the environment and shorelines of this state comply with the procedures established by SEPA and SMA to insure that the environmental aspects have been fully considered.”) (emphasis added).

¹⁴ *See e.g., Toward Responsible Dev. v. City of Black Diamond*, 179 Wn. App. 1012, *Opinion at 2014 Wash. App. LEXIS 197*, p.7, *rev. den.* 180 Wn.2d 1017 (2014) (Citing *Webster v. U.S. Dep't of Agriculture*, 685 F.3d 411, 421-22 (4th Cir. 2012) and *National Audubon Soc'y v. Department of Navy*, 422 F.3d 174, 186 (4th Cir. 2005)).

¹⁵ *See e.g., Neighbors of Cuddy Mountain*, 137 F.3d 1372, 1381 (9th Cir. 1998); and *Klamath- Siskiyou Wildlands Ctr. v. Bureau of Land Mgmt.*, 387 F.3d 989, 993-94 (9th Cir. 2004) (both stating that NEPA analysis must be based on must be based on “some quantified or detailed information; . . . **[g]eneral statements about possible effects and some risk do not constitute a hard look** absent a justification regarding why more definitive information could not be provided.”) (emphasis added, citations omitted).

A specific and particular analysis of the actual proposed project is required. This has not yet occurred on this site, for this application. The actual impacts of a proposed project, not a general area-wide discussion of possible future development, must be evaluated and disclosed for public comment.

The proposed project itself must undergo SEPA review. The actual impacts must be measured and meaningful alternatives to the proposed development must be proposed and evaluated. Notice of the application to the public and required comment periods (extended beyond the minimum 14 days, due to the complexity of this site) must be observed. The law requires it and the people of Lake Stevens deserve such a process.

Traffic

This proposed store location sits about 1.4 miles from the US 2, SR 204 and 20th Street Southeast interchange. This is an interchange which WSDOT describes as experiencing “severe congestion during peak commute times.

These backups can sometimes spill over onto other highways and surface streets, creating additional congestion.” The City even has a webpage devoted to publicizing the problem and letting citizens vent about it.

Yet this interchange does not appear to be analyzed in the current Traffic Impact Analysis (“TIA”) done for Costco. Backups on US 2 and the ‘Trestle’ are well known, and universally hated. Will putting up a 170,000 square foot warehouse club exacerbate these traffic issues?

Costco is apparently not concerned. People that live in and around Lake Stevens are. They deserve to know if a Costco at this location it will make their driving experience less bearable, and what Costco proposes to do to prevent that from happening.

Several intersections studied in the TIA will have service levels of E or F with this project added to their load. Is that something Lake Stevens residents just have to live with, or are there more appropriate locations in the area for a Costco?

Is another Costco, in such close proximity to an existing Costco, really something that Lake Stevens residents should accept as part of traffic congestion in their City? Is that good long term planning? Is that sustainable?

The current TIA requires further development and analysis to determine if the impacts of this proposal are (or are not) acceptable. The City needs to know if the impacts can be effectively mitigated, or if the City is dooming the users of this area to traffic nightmares for years to come.

All this is currently unknown, given the limited scope of the current TIA. The City must insist that the current TIA be expanded on and that the data and methodologies

used in the TIA are made available to the City staff and to public - so that it can be properly evaluated and "fact checked" by the public.

Conclusion

This is a very large development proposed for one of the last remaining large areas of high-functioning wetlands, diverse habitat, and significant fisheries resources. It should not be given the proverbial 'rubber stamp' because of its potential contribution to the tax base of Lake Stevens, or to placate Costco.

This Binding Site Plan application should be denied. It fails to meet at least the following Key Decision Criteria:

1. LSMC 14.18.120(c) - because some roads and intersections will likely not meet level of service criteria, **and** because the TIA does not cover nearby intersections that will be heavily impacted by this development.
2. LSMC 14.18.120(h) - because the environmental policies and procedures and Critical Areas regulations of Title 16 and Chapter 14.88 **have not** been complied with.

Destroying this small patch of biodiversity in the City, in order to replace it with another big box warehouse, is likely not in the best interest of the citizens of Lake Stevens. Doing so without full compliance with both SEPA, and the City's Critical Areas Code, is also unlawful. Livable Lake Stevens urges the City to deny the Site Plan application, unless or until the issues and deficiencies identified in this comment have been addressed and corrected.¹⁶ The City should also give careful consideration to more sustainable and appropriately situated development in the community, so as to make life better for all Lake Stevens citizens.

Sincerely,



Michael D. Whipple
Attorney at Law

Cc: client
Karl G. Anuta Esq.

¹⁶ The same is true of the issues and deficiencies identified by the Tribes, and others, in both the previously submitted and any additional provided comments to the City during this entire Costco project process.

1 of 2

OCT 15, 2019

City of Lake Stevens

ATTN: Melissa Place



Costco Project

A bit of history: The original purpose of State Route 9 was to provide a free flowing alternative north/south for the east side. It has been already been encumbered with numerous traffic lights and roundabouts from Woodenville to Arlington.

I question the need and design of the roundabout which is to accommodate Costco.

I see two lane provisions going north and south.

To access 24th St. E. from the south, you have to cross the two south bound lanes at the same time.

The same situation is repeated again for the south Lake Stevens road if you are coming south on State Route 9.

2042

I don't see this as being practical under normal (?) circumstances and a traffic disaster if Costco is having a big promotion with (off work) evening traffic headed north.

Further more the traffic light on 20th St. S.E. already causes a back-up to the south like Stevens road at times

Maybe this situation works for now.

As the area develops more housing, businesses and growth to the north the round-about design will not function. It will be causing more of a traffic impediment.

It only makes sense to provide all access or egress to Costco at one location on 20th St. S.E.

Another note: as a taxpayer of roads, bridges and their maintenance, is Costco picking up the tab for this round-about? It looks like it is going in for their benefit. Presently this intersection works and does not slow traffic

Has Washington state already signed off on this?

Respectively,

A.J. Lansing *A.J. Lansing*

309 E. Pacific
Spokane, WA 99202

October 30, 2019

Melissa Place
PO Box 257
Lake Stevens, WA 98258

Also sent via email to:
mplace@lakestevenswa.gov

RE: Questions related to the Lake Stevens Costco Project

Dear Ms. Place:

I am looking forward to meeting with you and reviewing the project file, in-person, at 10:00am on Monday, November 4, 2019. I am disappointed we could not meet sooner, as I understand this project is on an accelerated review track. To this end, I have included a list of preliminary questions with this letter, which I hope will assist in making our meeting more productive. I would very much appreciate it if you were able to respond to my questions prior to our upcoming meeting.

Please do not hesitate to contact me if I am in a position to clarify the following inquiries.

1. What is the 'type' project (e.g. I., II., III., etc.).
2. What is the time line for making a decision on the Binding Site Plan?
3. What are the specific procedural steps in making and/or approving the decision?

4. What will be the time line for the applicant or anyone else to appeal from that decision?
5. Does that appeal go to the City Council?
6. Will the Council have to have a Hearing and, if so, is that an open hearing where any citizen can participate?
 - a. If yes: Is this a review or an appeal de novo, rather than on the Record, right?
 - b. Do prospective participants need to notify the City, first, to reserve an opportunity to speak?
7. Will there likely be a Development Agreement proposed for approval?
8. What and who is involved in the initial approval on that?
9. What would be the timeline for the development agreement?
10. Will that decision be appealable, and if so to whom?
11. Does the City plan to do any additional SEPA decision making on this project?
 - a. If so, what in particular?
12. Is there a list somewhere, of ALL the permits and approvals that this project requires, from both the City and all other governmental bodies? If so, where can one find that list?

13. Is there a list somewhere, of ALL the permits and approvals that this project has already obtained from both the City and all other governmental bodies? If so, where can one find that list?
14. Where can one get a copy of the Final EIS for the SubArea development, the one that this current project and the Road MDNS are tiered to?
15. Is the City in the process of getting a wetland fill permit from the Corps for this project, or is that something that Costco is doing on its own?
16. Has the City applied for ANY permits from ANY other governmental entity, for this project?
17. Has the City already sold its land in the project area to Costco or entered into any time of real estate agreement concerning this area?
 - a. If yes: Where can one find a copy of the purchase sales agreement or similar documentation, including any and all conditions on that agreement?
 - b. If no: What will be the process for doing that, if the project is approved?
18. Has the City responded, either directly or in some other manner, to the Tulalip Tribe's May 6, 2019 comment letter?
 - a. If so: When and how was that done?
19. Is the City aware of any lawyers other than the Whipple Law Group, PLLC and Mr. Anuta who are involved with the project?

20. Is there a list somewhere, of ALL the anticipated permits and approvals that this project still needs, from both the City and all other governmental bodies? If so, where can one find that list?

Sincerely,

A handwritten signature in blue ink that reads "Michael D. Whipple". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael D. Whipple
Attorney at Law

Melissa Place

From: Kenneth Johnston <kenneth@westcoastdevadvisors.com>
Sent: Tuesday, October 1, 2019 9:38 AM
To: Melissa Place
Cc: Jennie Fenrich
Subject: Re: Notice of Application - Costco Binding Site Plan LUA2019-0156

Hello Melissa,

Thank you for the information on the proposed Costco. Below are the required permits as noticed in the application you sent.

Permits Required: Site plan review, design review, planned action certification, binding site plan or boundary line adjustment, development agreement, construction plan approval and building permits. Binding site plan review is a Type II administrative decision with public noticing.

Can your office please let me know what permits have already been approved for this project? Also, will there be any public input and/or hearings on the EIS/environmental studies?

Also, is there any point when the City Council will be taking this matter up for approval? If so, when is that anticipated and for what aspect of the permits/project do they have authority over in terms of approvals and public hearings?

I look forward to hearing from you soon.

Sincerely,

Kenneth

On Tue, Oct 1, 2019 at 8:54 AM Melissa Place <mplace@lakestevenswa.gov> wrote:

Good morning, you are receiving this email as you are on the interested persons list for the Costco project. Please find attached a Notice of Application for a binding site plan for Costco in Lake Stevens. The comment period ends on October 15, 2019.

Thanks, Melissa

Melissa Place, *Senior Planner*

City of Lake Stevens | Planning & Community Development

1812 Main Street | PO Box 257

Lake Stevens, WA 98258-0257

425.622.9433 | mplace@lakestevenswa.gov

NOTICE: All emails and attachments sent to and from City of Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

My regular hours are Monday, Tuesday, and Thursday, 8:00 am to 5:00 p.m. I am not in the office on Wednesdays and Fridays. I will review your email upon my return. If you need immediate assistance, please contact jfenrich@lakestevenswa.gov or call 425-622-9430.

--
Kenneth Johnston
Vice President, Consulting
(916) 252-9587
kenneth@westcoastdevadvisors.com

<https://www.westcoastdevadvisors.com/>

Melissa Place

From: Mary Dickinson <mdickinsonster@gmail.com>
Sent: Tuesday, October 1, 2019 9:53 AM
To: Melissa Place
Subject: Notice of Application - Costco Binding Site Plan LUA2019-0156 and two questions

Thank you for this notice Melissa!

Also, I have a question about the future plans for the west end of 36th St NE. Sabrina Gassaway suggested I ask you. This street currently ends in a culdesac but does have a road that runs back to a retention pond, most likely for access to the pond. The road is blocked with bollards. It runs between two homes. The neighbors are concerned that, with the development of the Timbers this might become a 'punch through' street. Sabrina couldn't determine this from what she could find.

In addition, when I look at the long-term projections for the area west of there, I saw a 109th (Street?). Is that likely to become a road?

I appreciate your time and effort on behalf of Lake Stevens, Melissa. I look forward to hearing from you soon.

Mary Dickinson, Candidate, Lake Stevens City Council, Pos. 4
336-391-4495

On Tue, Oct 1, 2019 at 8:54 AM Melissa Place <mplace@lakestevenswa.gov> wrote:

Good morning, you are receiving this email as you are on the interested persons list for the Costco project. Please find attached a Notice of Application for a binding site plan for Costco in Lake Stevens. The comment period ends on October 15, 2019.

Thanks, Melissa

Melissa Place, *Senior Planner*

City of Lake Stevens | Planning & Community Development

1812 Main Street | PO Box 257

Lake Stevens, WA 98258-0257

425.622.9433 | mplace@lakestevenswa.gov

NOTICE: All emails and attachments sent to and from City of Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

My regular hours are Monday, Tuesday, and Thursday, 8:00 am to 5:00 p.m. I am not in the office on Wednesdays and Fridays. I will review your email upon my return. If you need immediate assistance, please contact jfenrich@lakestevenswa.gov or call 425-622-9430.

Melissa Place

From: Sally Jo Sebring <sallyjosebring@frontier.com>
Sent: Tuesday, October 1, 2019 10:15 AM
To: Melissa Place
Subject: RE: Notice of Application - Costco Binding Site Plan LUA2019-0156

Thank you, Melissa.

When I sent in comments for the last Costco related application, you sent an email indicating that it would take some time to respond to comments. That was probably 2-3 months ago and now the next step is being taken. I've held off a few times wanting to ask about those response comments, thinking it was taking time. It's hard to now see the next step is being taken without receiving the response that was indicated would happen. What happened to responses to comments? I am struggling with this.

Thank you,
Sally Jo Sebring

From: Melissa Place <mplace@lakestevenswa.gov>
Sent: Tuesday, October 1, 2019 8:54 AM
To: Jennie Fenrich <jfenrich@lakestevenswa.gov>
Subject: Notice of Application - Costco Binding Site Plan LUA2019-0156

Good morning, you are receiving this email as you are on the interested persons list for the Costco project. Please find attached a Notice of Application for a binding site plan for Costco in Lake Stevens. The comment period ends on October 15, 2019.

Thanks, Melissa

Melissa Place, *Senior Planner*
City of Lake Stevens | Planning & Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257
425.622.9433 | mplace@lakestevenswa.gov

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Melissa Place

From: Dickson, Stephen <Stephen.Dickson@co.snohomish.wa.us>
Sent: Tuesday, October 1, 2019 10:16 AM
To: Grace Kane; Melissa Place
Cc: McCormick, Douglas; Uddin, Mohammad
Subject: FW: Notice of Application - Costco Binding Site Plan LUA2019-0156
Attachments: LUA2019-0156 NOA Publication.pdf

Grace and Melissa

We have received the attached binding site plan for review and comment. The tracts depicted do not address the County's concerns about the new alignment of South Lake Stevens Road, in particular the elimination of the proposed T intersection south of the existing South Lake Stevens Road/SR9 interseciton. We understood from the City that you would be contacting us to develop a solution before proceeding with plans to change this road network. However, with this application the City seems to be proceeding with its original plan with no further collaboration. Please advise us how the City plans to proceed.

Thank you.

Steve Dickson | Director
Transportation and
Environmental Services

 **Snohomish County**
Department of Public Works
3000 Rockefeller Avenue M/S 607
Everett, Washington 98201

Phone (425) 388-6442
FAX (425) 388-6449
email steve.dickson@snoco.org
WEB www.snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

From: Fleming, Shannon
Sent: Tuesday, October 1, 2019 9:09 AM
To: Barrett, Clarissa <clarissa.barrett@snoco.org>
Cc: Dickson, Stephen <Stephen.Dickson@co.snohomish.wa.us>
Subject: FW: Notice of Application - Costco Binding Site Plan LUA2019-0156

Comment period ends **10/15**.

Shannon Fleming | *Secretary*
[Snohomish County Public Works](#) | Transportation and Environmental Services
3000 Rockefeller Ave., M/S 607 | Everett, WA 98201
425-388-6406 | 425-388-6449 | shannon.fleming@snoco.org

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From: Melissa Place [<mailto:mplace@lakestevenswa.gov>]
Sent: Tuesday, October 01, 2019 8:54 AM
To: Jennie Fenrich <jfenrich@lakestevenswa.gov>
Subject: Notice of Application - Costco Binding Site Plan LUA2019-0156

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Good morning, you are receiving this email as you are on the interested persons list for the Costco project. Please find attached a Notice of Application for a binding site plan for Costco in Lake Stevens. The comment period ends on October 15, 2019.

Thanks, Melissa

Melissa Place, *Senior Planner*
City of Lake Stevens | Planning & Community Development
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Lake Stevens, WA 98258-0257
425.622.9433 | mplace@lakestevenswa.gov

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Melissa Place

From: Darren Hermsen <hermsen761@gmail.com>
Sent: Tuesday, October 1, 2019 10:30 AM
To: Melissa Place
Subject: Costco binding site plan

Good morning Melissa,

It's great to see the Binding site plan for the new Costco development. My wife and I are so looking forward to Costco coming to Lake Stevens area and so are many friends of ours that live in the area. This will be a fantastic asset to the City of Lake Stevens as well as Snohomish, Granite Falls and Marysville.

Thanks for the update,

Darren and Priscilla Hermsen

Melissa Place

From: Chris Potterf <chrispotterf@yahoo.com>
Sent: Tuesday, October 1, 2019 11:35 AM
To: Melissa Place
Subject: costco

I completely oppose the building of a Costco warehouse in Lake Stevens. The over growth of Lake Stevens has been hard to watch, as well as the traffic problems that came with it. Adding a Costco by an already overpopulated Hwy 9 will not only cause a nightmare commute, but the emergency response times will greatly suffer. In addition, environmental concerns for that designated wetlands is also a huge concern. Lake Stevens, with it's beautiful lake and mountain views is losing it's charm and adding a Costco warehouse is changing the entire landscaping of this once small, charming community. Also please consider the effect this will have on the small businesses that have supported this community.

Chris Potterf
Real Estate Broker
Above & Beyond
Professional Realty Services
1001 1st Street
Snohomish, WA 98290
Mobile: 425-418-8374

Melissa Place

From: Tiffany Syltebo <tiffanyelenin@gmail.com>
Sent: Tuesday, October 1, 2019 11:40 AM
To: Melissa Place
Subject: NO COSTCO in Lake Stevens!

Dear Melissa,

I'm writing you to express my concerns for a large retailer like Costco being brought into Lake Stevens. I am one of the many people that live in the area you are proposing to put this giant corporate store. The impact of traffic with adding a Costco would be horrendous. The traffic alone in this area is already impossible to navigate through. The noise and air pollution it would bring to us in the neighborhood would be horrible. Most of us live out here to be away from the city. This would also impact the wetlands, and our local environment. It would take away from the small business that made this town what it is and is. We don't need a Costco, we have 3 surrounding Lake Stevens all within a 20 min drive.

Please reconsider adding Costco for the future of our environment and small business.

Regards,
Tiffany Syltebo
Lake Stevens, WA 98258

Melissa Place

From: Kelly Knauss <kellyknauss@hotmail.com>
Sent: Tuesday, October 1, 2019 12:14 PM
To: Melissa Place
Subject: Costco

Just wanted to share that I am very excited about Costco coming to Lake Stevens! I know a lot of fellow locals are also excited. We can't wait!

Thank you.

Sent from my iPhone

Melissa Place

From: Lynnae Rodeffer <dedicated41@msn.com>
Sent: Tuesday, October 1, 2019 1:42 PM
To: Melissa Place
Subject: Costco Binding Site Plan #LUA 2019-0156

PLEASE do not allow this Costco site plan to go through!!! Traffic in that area is already horrendous! It will clog up a segment of the community that is already a disaster at commute time (have you ever tried to get to the hospital from that area during commute time?). Why add this kind of stress, distress and safety factor on top of a pain point for local residents and commuters? This just isn't a good idea, not to mention how the character, charm and beauty of our area is being degraded due to mega-housing explosions and traffic. Please seek a balance between growth and preserving the beauty and sanity of our area.

Thank you,
Lynnae Rodeffer

Melissa Place

From: DL <kokushibyou@gmail.com>
Sent: Tuesday, October 1, 2019 1:48 PM
To: Melissa Place
Subject: Costco Building Site Plan / LUA2019-0156

Hello Melissa Place,

I'm writing in regards to the Land Use Application being submitted for building the Costco in Lake Stevens.

While I am personally excited to have a Costco close to me - the infrastructure of the Trestle as well as Highway 9 is not large enough to accommodate the additional traffic that is going to be generated.

Weekends driving North on 9 are already incredibly bad, but this will create massive amounts of gridlock in the area.

Evening backups on the Eastbound Highway 2 are already grueling and caused by the excessive number of people heading to the Lake Stevens area. I highly suggest trying to travel eastbound in the left lane of highway 2 from Everett to Lake Stevens between 4 and 6pm for an example of what the current issues are.

I suspect some of the thought around a Costco in Lake Stevens doesn't consider the Trestle as an issue, since Everett people would go to the Everett Costco, while everyone else on this side of i5 would visit the Lake Stevens one. This is a very good point. The problem is everyone normally going from say, Snohomish or Monroe areas to the Woodenville location will now come up highway 2 and 9 to go to Costco - adding significant congestion along those routes, which will in turn back up Trestle Traffic for people just trying to get back home.

While I am not a resident of Lake Stevens, I frequent it often, and also have a stake in the traffic situation since I live off of Highway

2 just outside of Snohomish, and will see and hear a lot more road noise than I do already. With 522 so bad, I expect a lot of people in Monroe to want to head to the Lake Stevens Costco, rather than Woodenville, since 2 is less busy than 522 (most of the time). Which means, more road noise in my neighborhood - from downtown Monroe, either Costco is the same distance, but as it stands now, a trip to the Lake Stevens location would be faster.

I would love to see Costco closer. I think folks would have less of an issue if the installation of their new facility improved some compensating controls for traffic. Wider lanes on highway 9, money put forth for the expansion of the trestle in conjunction with WSDOT (and/or even something to help prevent tolling on the Trestle, because that's going to be another nightmare experience). Even minor things like better light timing for exiting the trestle into Lake Stevens could help improve the situation. Any effort to improve the area would be a big win for actually campaigning to get this installation on a positive note, and not just tossed down peoples throats.

I understand growth of areas is going to always happen, and folks are going to be upset about the loss of habitat for native species, making our area even more barren and turning it closer into a metropolis, adding additional traffic, noise and car pollution to the area. I understand Costco has a lot of money to throw around to make this happen, so there's a large chance this comment period won't really result in any changes. However, as part of team of the City of Lake Stevens, you have the leverage to take to Costco and ask for things that can improve the neighborhood. Trees replanted all around the new location. Funds to help restore other wetlands in the area, so species displaced have a place to end up. Traffic improvements in the area, to avoid people idling waiting to get into parking lots. Electric vehicle charging stations. Why can't this be a community effort to bring them in and improve where we live all at the same time?

I love Costco. I'm not in love with increased noise in my neighborhood due to extra traffic, or the impacts that my friends and I will experience trying to get around, while cars are lined up multiple miles down highway 9, trying to get into the

parking lot of Costco. I can live with it, if efforts are put forth in trying to better our neighborhood and community as part of the installation.

Thanks for reading.

- Stephanie Miotke
kokushibyou@gmail.com
C. 206-226-7034

Melissa Place

From: Jennifer Barrile <kona-love@hotmail.com>
Sent: Tuesday, October 1, 2019 2:24 PM
To: Melissa Place
Subject: COSTCO

To Whom it May Concern,

As a long time Lake Stevens resident, I am deeply concerned about any mega store, COSTCO, being built here. I do not know a single Lake Stevens resident who does not see how poorly this will effect our community.

There is most definitely serious issues with all of our commutes. Clearly builders from the trestle on through to Machias have been getting permits to build large neighborhoods without contributing to improvements on the roadways. This is completely unfair to Lake Stevens residents. More and more people are living here without anything being done to keep the traffic moving in a reasonable manner.

The corner in which COSTCO is considering building their store, HWY 9 and 20th, already backs up from Frontier Village to Snohomish both North and South several times a day. Putting a COSTCO there would be disastrous for commuters and anyone trying to get in or out of Lake Stevens.

On top of our serious traffic concerns, we absolutely do not need a COSTCO here. There are already three COSTCOS within a 20minute drive from here.

Last but not least, we are concerned about the environmental impact this plan will have on our lake and the streams. We realize not allowing a Public Hearing on this matter makes it easier to push this project through even though the community strongly opposes the plan.

Please hear the voices of the people who this COSTCO project will impact forever. It would be a good move politically not to be one of the people allowing this when it is clear the residents of Lake Stevens do not want it.

Thank you for your consideration on this matter.

Sincerely
Jennifer Barrile

Sent from my iPad

Melissa Place

From: Tony K. <mikeknotq@gmail.com>
Sent: Tuesday, October 1, 2019 4:08 PM
To: Melissa Place
Subject: Costco

We need a Costco soooo bad over here. I say "YAY". Great for jobs and property values. Let's do this!! I love Costco!

Tony Kwant. 206-883-1446

Soper Hill Resident.

Melissa Place

From: LaVonna Ihde <lavonna.ihde@gmail.com>
Sent: Tuesday, October 1, 2019 4:30 PM
To: Melissa Place
Subject: Costco

Yes, I would like very much to have Costco come to Lake Stevens.

LaVonna Ihde 103 83rd Ave SE, LS,WA

--
jio

Melissa Place

From: Kip Tatum <kiptatum@gmail.com>
Sent: Tuesday, October 1, 2019 4:50 PM
To: Melissa Place
Subject: Lake Stevens Costco

Hello,

I am writing to voice my support for the Costco in Lake Stevens. While I understand there will be an impact on traffic in the area, I believe it can be mitigated, and the financial impact to our community will be far greater

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 5:32 PM
To: Jennie Fenrich
Subject: FW: Yay

From: Eduardo Urrutia
Sent: Tuesday, October 1, 2019 5:31:49 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Yay

Yay, on Costco
Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 5:34 PM
To: Jennie Fenrich
Subject: FW:

From: Inna Kravchenko
Sent: Tuesday, October 1, 2019 5:33:50 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject:

Yes I want Costco in Lake Stevens my favorite store

Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 5:38 PM
To: Jennie Fenrich
Subject: FW: Yes for Costco

From: Paul Chavez
Sent: Tuesday, October 1, 2019 5:38:04 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Yes for Costco

Yes, I am for a Costco in Lake Stevens.

Paul Chavez
Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 5:47 PM
To: Jennie Fenrich
Subject: FW: Lake Stevens Costco

From: jeffrey nitaira
Sent: Tuesday, October 1, 2019 5:47:24 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Lake Stevens Costco

Just wanted to express how happy I am to see a Costco in Lake Stevens.

Best

Jeffrey Nitaira
Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 5:50 PM
To: Jennie Fenrich
Subject: FW: Lake Stevens Costco

From: Julie
Sent: Tuesday, October 1, 2019 5:50:25 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Lake Stevens Costco

Melissa Place,

Costco is a definite YES from me! It would be a delight to see one here in Lake Stevens. It would make such a positive impact to our city.

Sincerely,

Julia Ochoa

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 6:00 PM
To: Jennie Fenrich
Subject: FW: New Costco

From: DANIELLE LANDREVILLE
Sent: Tuesday, October 1, 2019 6:00:17 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: New Costco

Good Afternoon,

My family and I are very excited to welcome a new Costco to our area. We recently moved to Granite Falls and going to Costco currently is taking up too much of a day to make that trip. This convince of having one so much closer, we appreciate and are very excited for the time back in our weekend that this will provide.

Thank you,

Danielle Politte

Sent from Yahoo Mail on Android

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 6:02 PM
To: Jennie Fenrich
Subject: FW: Team Costco

From: CRISTY HUBBARD
Sent: Tuesday, October 1, 2019 6:01:41 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Team Costco

We are super happy about the New Costco :) perfect for hubby to be able to stop for gas and items on his way to work :)

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 6:14 PM
To: Jennie Fenrich
Subject: FW: Approve new Costco at 20th

From: Duane Mero
Sent: Tuesday, October 1, 2019 6:14:03 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Approve new Costco at 20th

I approve and agree (yay) with the new Costco in Lake Stevens.

Thank you very much for bringing in the businesses.

Duane Mero
1414 85th Ave NE
Lake Stevens, WA
425-299-8930

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 6:18 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Raduagarvey
Sent: Tuesday, October 1, 2019 6:18:04 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Definitely Yay for Costco in Lake Stevens, another reason to not have to cross the trestle.
Jim Garvey

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 6:37 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Stephany Watson
Sent: Tuesday, October 1, 2019 6:37:01 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Think with the significant and rapid growth of Lake Stevens we should welcome the addition of Costco. We will continue to need more infrastructure and retail growth to support our community.

Stephany Watson
Lake Stevens

Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 7:22 PM
To: Jennie Fenrich
Subject: FW: Lake Stevens Costco

From: THOEDORE SAMPSON
Sent: Tuesday, October 1, 2019 7:21:29 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Cc: jilliesam22@gmail.com
Subject: Lake Stevens Costco

Yes!

Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 7:29 PM
To: Jennie Fenrich
Subject: FW: Lake Stevens Costco

From: Shawna Karch
Sent: Tuesday, October 1, 2019 7:28:22 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Lake Stevens Costco

Yes, please bring Costco to Lake Stevens. We need to support our local community; proper growth with responsible businesses is a win for everyone.

Yay!

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 7:42 PM
To: Jennie Fenrich
Subject: FW: costco lake stevens

From: RUDY MCDANIEL
Sent: Tuesday, October 1, 2019 7:41:51 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: costco lake stevens

Hell no

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 7:55 PM
To: Jennie Fenrich
Subject: FW: Lake Stevens Costco "Yay"

From: Corban Brent
Sent: Tuesday, October 1, 2019 7:54:26 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Lake Stevens Costco "Yay"

Thanks for listening to the community and taking our comments. We are in support of a Costco in Lake Steven's. Keep the businesses coming as well as focusing on how to move traffic through the area.

Thank you

Corban Brent
425-599-5749
2010 82nd dr NE
Lake Steven's, WA 98258

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 8:02 PM
To: Jennie Fenrich
Subject: FW: Yes, Bring Costco to Lake Stevens!!!

From: Deb
Sent: Tuesday, October 1, 2019 8:01:31 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Yes, Bring Costco to Lake Stevens!!!

What a tremendous asset to our community! Can't wait for it to open.

Debra Whitney
(425) 334 - 0826

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 8:05 PM
To: Jennie Fenrich
Subject: FW: Costco in Lake Stevens. I vote yes.

From: Rebecca Myhill
Sent: Tuesday, October 1, 2019 8:05:16 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco in Lake Stevens. I vote yes.

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 9:05 PM
To: Jennie Fenrich
Subject: FW: Costco

From: d.garthley
Sent: Tuesday, October 1, 2019 9:04:46 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Would love to see one here in lake Stevens.

Sent from my Verizon, Samsung Galaxy smartphone

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 9:22 PM
To: Jennie Fenrich
Subject: FW: New Costco yes

From: Lisa Black
Sent: Tuesday, October 1, 2019 9:21:49 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: New Costco yes

Lake stevens
Yes to new Costco
I'm a lake stevens resident and a Costco would be great for are town.

Thanks
Mike Black

Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 9:29 PM
To: Jennie Fenrich
Subject: FW: lake Stevens Costco

From: Kyle Kluever
Sent: Tuesday, October 1, 2019 9:29:02 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Cc: Lauren Kluever
Subject: Re: lake Stevens Costco

Hello,

My wife and I definitely vote yay for a Costco in lake Stevens!

Thank you,

Kyle and Lauren Kluever
Walker hill neighborhood
509.949.1088

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 10:03 PM
To: Jennie Fenrich
Subject: FW: Costco

From: andrew kirkbride
Sent: Tuesday, October 1, 2019 10:02:29 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

I just want to voice my support for this project, I think it will be great for the community.
It will add jobs, save residents from having to drive to Marysville or Everett. Keeping their money in Lake Stevens.
I feel there are a lot of people out there spreading misinformation, about the impacts this will have.
I don't believe them

Andrew Kirkbride

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 1, 2019 10:33 PM
To: Jennie Fenrich
Subject: FW: Costco proposal

From: J B
Sent: Tuesday, October 1, 2019 10:32:27 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco proposal

Hi ,
I would like to vote yes for Costco in lake Stevens ,WA

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 6:09 AM
To: Jennie Fenrich
Subject: FW: Costco Binding Site Plan #LUA 2019-0156

From: Lynnae Rodeffer
Sent: Wednesday, October 2, 2019 6:08:26 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Re: Costco Binding Site Plan #LUA 2019-0156

Thank you for acknowledging receipt Melissa. I appreciate it. ~ Lynnae

From: Melissa Place <mplace@lakestevenswa.gov>
Sent: Tuesday, October 1, 2019 5:16 PM
To: Lynnae Rodeffer <dedicated41@msn.com>
Subject: RE: Costco Binding Site Plan #LUA 2019-0156

Dear Lynnae, thank you for the email and comment on the project. It is now part of the official record for the project.

Thanks, Melissa

Melissa Place, *Senior Planner*
City of Lake Stevens | Planning & Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257
425.622.9433 | mplace@lakestevenswa.gov

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From: Lynnae Rodeffer <dedicated41@msn.com>
Sent: Tuesday, October 1, 2019 1:42 PM
To: Melissa Place <mplace@lakestevenswa.gov>
Subject: Costco Binding Site Plan #LUA 2019-0156

PLEASE do not allow this Costco site plan to go through!!! Traffic in that area is already horrendous! It will clog up a segment of the community that is already a disaster at commute time (have you ever tried to get to the hospital from that area during commute time?). Why add this kind of stress, distress and safety factor on top of a pain point for local residents and commuters? This just isn't a good idea, not to mention how the character, charm and beauty of our area is being degraded due to mega-housing explosions and traffic. Please seek a balance between growth and preserving the beauty and sanity of our area.

Thank you,

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 7:00 AM
To: Jennie Fenrich
Subject: FW: Costco in Lake Stevens

From: Maryann Craig
Sent: Wednesday, October 2, 2019 7:00:20 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco in Lake Stevens

I vote yes!!!

I live in Lake Stevens and shop at Costco at a minimum, once a week, usually more. Being able to avoid I-5 and Hwy 2 (Boeing traffic & "merge") will be fantastic! Plus, the tax dollars will stay home, in our school district, not Everett's or Marysville.

Yes, yes, yes!!!

Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 7:08 AM
To: Jennie Fenrich
Subject: FW: costco comment

From: Daniel Myers
Sent: Wednesday, October 2, 2019 7:07:23 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: costco comment

I am for the Costco being built. I am excited to have somewhere in town to do the bulk of my shopping and for the tax revenue that will be brought into the city for completing our sidewalks and other projects.

--Dan Myers

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 7:20 AM
To: Jennie Fenrich
Subject: FW: New Costco in Lake Stevens

From: Ashley Savarese
Sent: Wednesday, October 2, 2019 7:19:37 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: New Costco in Lake Stevens

To whom it may concern:

I was told we could email the city at this email address to show our support for a new Costco in Lake Stevens. My husband, family, and I are 100% in support of a new Costco. It will save us time, gas, and money if we don't have to make lengthy drive to either the Woodinville or Silver Lake locations.

If there is anything we can do to help make this project happen, please let us know.

Thank you,
Ashley Savarese

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 7:54 AM
To: Jennie Fenrich
Subject: FW: Costco

From: Diana Hale
Sent: Wednesday, October 2, 2019 7:53:28 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

I am very happy to see Costco coming to Lake Stevens. The more businesses located in the community that people would normally drive to, means less trips in and out of town, which means less congestion overall.

Costco is also a good employer, and we really need more jobs here in town.

I honestly don't see any negatives.

Diana Hale
1628 116th Dr NE
Lake Stevens

Sent from my Verizon, Samsung Galaxy smartphone

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 8:01 AM
To: Jennie Fenrich
Subject: FW: Costco

From: Melissa Maffeo
Sent: Wednesday, October 2, 2019 8:01:03 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Good Morning!

I am 100 percent in favor of Costco coming to Lake Stevens. I moved to Lake Stevens a year ago and I think it would be great for the whole community. I am an avid shopper of Costco and getting my fuel there as well. It would be SO much more convenient to have it where I don't have to get on the Tressel and the Freeway to go to the Everett location. Also, they a great employer so for people that live in the area that are looking for employment that would be an amazing opportunity.

Thank you!

Melissa Maffeo
The Fortune Company
Director of Real Estate Operations
www.fortuneco.com
Check out our new website above
melissa@fortuneco.com
206-632-0625 Phone
206-632-0468 Fax

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 8:22 AM
To: Jennie Fenrich
Subject: FW: Costco

From: Ivan Phillips
Sent: Wednesday, October 2, 2019 8:21:31 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

I am all for Costco coming to Lake Stevens. The only issue is the traffic issues it bring with it.

Ivan Phillips
8804 13th st N.E.
Lake Stevens, Wa 98258
425-314-3830
Sent from Mail for Windows 10

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 8:28 AM
To: Jennie Fenrich
Subject: FW: Costco

From: Gregory Wied
Sent: Wednesday, October 2, 2019 8:27:25 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Greg Wied
1912 80th Ave NE
Lake Stevens, WA 98258

Hello,

I'm leaving my public comment on this matter. While Costco is a great business, and I enjoy visiting their stores, our town and this parcel of land in particular are not a great area. While I'm sure it will be beneficial to Costco and somewhat more convenient to some folks in town, the benefits are outweighed by the consequences.

1. There have been no road improvements in that area yet. Hwy 9 is two lanes and goes down to one. This has already caused congestion during high-traffic times (commute hours) and fender benders.
2. The traffic will be increased. While many folks who are for this say that it will cause no difference in traffic because it's "just Lake Stevens traffic," that does not take into account that this will attract customers from Marysville, Granite Falls, Snohomish, Monroe, and maybe even parts of Everett, in addition to unincorporated areas. My understanding is that a traffic circle will be paid for by Costco, however, this only affects that one area and does not affect the downstream traffic from Snohomish to Lake Stevens where there are excessive lights and too few lanes.
3. This will cause a reduction in green space and drainage and set the precedent for further development to remove further green spaces.

I've also heard from several people that they believe this would help our local economy by providing jobs, however, we are primarily a homeowner community without affordable housing. Most of the homes in our community are above \$500,000 in value and are not going to be occupied by people working retail. These jobs are going to go to people outside of our community and will have no effect on the ability of local homeowners to pay their bills.

Gregory G Wied Jr

Sr. Desktop Analyst
IT Infrastructure Support

THE POLYCLINIC

Direct: (206) 320-6739

gregory.wied@polyclinic.com

www.polyclinic.com

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Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 8:28 AM
To: Jennie Fenrich
Subject: FW: Yes to Costco in Lake Stevens

From: Liz Doyle
Sent: Wednesday, October 2, 2019 8:27:40 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Yes to Costco in Lake Stevens

My family is very excited about the new Costco coming to Lake Stevens.

Thanks!

Liz

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 8:39 AM
To: Jennie Fenrich
Subject: FW: Proposed Costco

From: Ivy Taylor
Sent: Wednesday, October 2, 2019 8:38:37 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Proposed Costco

I vote yay. We need the business taxes to help build out the infrastructure and ease the residential burden.

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 9:39 AM
To: Jennie Fenrich
Subject: FW: Costco

From: Brooke Sandt
Sent: Wednesday, October 2, 2019 9:38:40 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

We are so excited that Costco wants to come to our amazing city! I know there are a few who are against it and can't seem to understand that growth exists and with that comes a demand for businesses. We need Costco here. It will do so much good for our city, including jobs, convenience, ect, plus they are an excellent business. The best part is they don't even open until 10am which means, no added traffic to rush hour in the mornings. We are tired of driving 20 plus minutes (that's without traffic) to shop at Costco. Our city needs to bring businesses here as there are so many new families. We are tired of having to drive to other cities to spend our hard earned money. Let's keep our money in our own city. Please make this happen. We desperately need it.

The Sandt Family

Jennie Fenrich

From: Brooke Sandt <bsandt83@gmail.com>
Sent: Wednesday, October 2, 2019 9:43 AM
To: Jennie Fenrich
Subject: Costco

I wanted to forward this to you since I recieved the automated email that Melissa is out and I heard we only have until the 4th to send emails about Costco.

Please make sure this gets to whomever needs it.

Thanks

We are so excited that Costco wants to come to our amazing city! I know there are a few who are against it and can't seem to understand that growth exists and with that comes a demand for businesses. We need Costco here. It will do so much good for our city, including jobs, convenience, ect, plus they are an excellent business. The best part is they don't even open until 10am which means, no added traffic to rush hour in the mornings. We are tired of driving 20 plus minutes (that's without traffic) to shop at Costco. Our city needs to bring businesses here as there are so many new families. We are tired of having to drive to other cities to spend our hard earned money. Let's keep our money in our own city. Please make this happen. We desperately need it.

The Sandt Family

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 10:01 AM
To: Jennie Fenrich
Subject: FW: Costco

From: Sue Cristan
Sent: Wednesday, October 2, 2019 10:00:57 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

No

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 11:02 AM
To: Jennie Fenrich
Subject: FW: feedback about noticed Costco's Binding Site Plan

From: Dick McManus
Sent: Wednesday, October 2, 2019 11:01:42 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: feedback about noticed Costco's Binding Site Plan

noticed Costco's Binding Site Plan for their proposed warehouse and gas station in Lake Stevens

We are in a war on science

Over population is a problem.

Destruction of the Environment as a Consequence of Overpopulation

This video is based on an article written by Billy Meier and translated from German into English The US needs to be helping third world nations with birth control products and education.

<https://www.youtube.com/watch?v=pSxQZJ0AvKM>

Changing the norm to help stop global warming

<https://www.facebook.com/groups/753844034662249/>

The End of Cheap Oil

<https://www.facebook.com/groups/461146587275445/>

Running on Empty Caucus of United States Democrats
<https://www.facebook.com/groups/149243698443944/>

We are in the era of the End of Cheap Oil and peak everything

It is not just global warming that is important.

How about peak coal production in the next 20 years? And peak iron or uranium ore also is in our future. We are probably already past peak phosphorus ore which is used to grow crops.

<https://www.bing.com/videos/search?q=richard+hindbert+peak+oil&view=detail&mid=F756A6886527A7EEA383F756A6886527A7EEA383&FORM=VIRE>

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 11:51 AM
To: Jennie Fenrich
Subject: FW: Costco

From: Kae Montgomery
Sent: Wednesday, October 2, 2019 11:50:49 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

I saw that input is being asked re Costco coming to us.

YES!!!!!!!!!!!!!!!!!!!!!! Please!!

That would save time, gas money, trips across the trestle and best of all...my tax dollars would go to my community! Oh, plus all the employment, cutting down on others commuting, putting less cars on 204 , 9 and 2 during rush hours. Just do it!

Sincerely,
Kae Montgomery

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 12:10 PM
To: Jennie Fenrich
Subject: FW: New Costco

From: John Mellein
Sent: Wednesday, October 2, 2019 12:10:20 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: New Costco

I eagerly await the new Costco that will be built in Lake Stevens. This will reduce traffic, as well as add a lot of shopper convenience for me, as my trips to Everett will not need to take place. I am also confident additional jobs will be gained for Lake Stevens workers, and feel a side benefit of additional foot traffic will occur for local Lake Stevens businesses. Please mark me down as definitely approving this needed expansion.

Sent from Mail for Windows 10

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 12:25 PM
To: Jennie Fenrich
Subject: FW: Costco in Lake Stevens

From: Michelle Vonderau
Sent: Wednesday, October 2, 2019 12:24:20 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco in Lake Stevens

Good Afternoon!

I think having Costco in Lake Stevens will be a great thing! Costco will be bringing jobs to the area, they'll be paying taxes and improving roads, and I think it will reduce traffic going over the trestle. It'll be awesome driving 10 minutes vs 30 minutes to get to Costco.

Please work with Costco and have them come to Lake Stevens!!

Thank you,
Michelle Vonderau

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 12:52 PM
To: Jennie Fenrich
Subject: FW: costco

From: elaine stout
Sent: Wednesday, October 2, 2019 12:51:29 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: costco

I live on 8th se and really want you to consider what the future holds to have a costco here. As it is now I avoid 20th st to get home because of 1. traffic on 20th in general and 2. the time of day when traffic is alot (people getting to and from their work 3. all the time when school is in session and 4. when school is near to being out with more cars on the road and the kids are all walking. This is residential. Two elementary schools on 8th, and midhigh on 83rd. There are other places for costco to go. north of rt.204 has alot of space. or to smokey point where alot of people drive to and traffic handling is one where it can thrive.

Dont just think of revenue. Think of the consequences to the people here, now and future.

And what will happen if costco does build and that expansion causes costco to go bust and close up all its stores. What and how will lake Stevens handle that?. K-Mart is gone, Mervyns gone, Macys gone, Sears going, Pennys downsized. You think costco is the answer for your budget, or is it greed?

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 1:31 PM
To: Jennie Fenrich
Subject: FW: Pro Costco.

From: fred james
Sent: Wednesday, October 2, 2019 1:30:21 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Pro Costco.

Can't wait for the new location in Lk. Stevens Wa. Will be a lot of complainers but guess what? They will complain & also be the 1st ones in line to shop there at that location haha, funny how that works. Please move forward with the awesome idea. PUT IT IN !! Have a great weekend

--
Sent from Gmail Mobile

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 2:17 PM
To: Jennie Fenrich
Subject: FW: Costco support

From: jenny@snohomishpieco.com
Sent: Wednesday, October 2, 2019 2:16:31 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco support

Melissa,

I just wanted to say how glad I am costco is coming to Lake Stevens. I live on 83rd and 20th and couldn't be more excited. I try to keep my shopping with in our town. I do have to travel to Costco and would prefer to stay local! Sure there will be some negatives to this but I feel the positives far out weigh them. I am a small business owner and I'm glad our city will be getting the B&O tax too. Thank you for working so hard and for listening to all of us.

Hope you have a great day!!

Jenny Brien
Owner
Snohomish Pie Company

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 3:44 PM
To: Jennie Fenrich
Subject: FW: Welcome to Costco

From: Roxanne Adams
Sent: Wednesday, October 2, 2019 3:44:07 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Welcome to Costco

I just wanted to say can't wait for Costco to come to Lake Stevens. Wish it was tomorrow Roxanne Adams

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 3:46 PM
To: Jennie Fenrich
Subject: FW: Costco Binding Site Plan /LUA2019-0156

From: Miranda Blum
Sent: Wednesday, October 2, 2019 3:46:02 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco Binding Site Plan /LUA2019-0156

Hello Melissa,

I love about two miles from the proposed Costco site and hope it succeeds! It would be so nice to have one nearby instead of having to drive at least twenty minutes if not more due to traffic. Hopefully road improvements will match the pace of development, but in the meantime we do need businesses like this to support our community and would surely miss out on a lot if we put everything off on account of a little traffic :)

Cheers,

Miranda Blum

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 3:52 PM
To: Jennie Fenrich
Subject: FW: Costco - Lake Stevens

From: David Cox
Sent: Wednesday, October 2, 2019 3:51:59 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco - Lake Stevens

Definitely voting yes to this :) I live north of the lake and would love to see a Costco come to Lake Stevens. It's a win all around for so many reasons (tax revenue, convenience, easy dinner in food court, etc.)

Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 3:54 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Elizabeth Thomas
Sent: Wednesday, October 2, 2019 3:53:55 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Hey just wanted to say that are family is super excited about Costco coming to Lake Stevens we are really looking forward to the benefits of having one so close!! Thank you

Elizabeth Thomas
7619 Fir Tree lane
Lake Stevens Wa 98258

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 4:05 PM
To: Jennie Fenrich
Subject: FW: Regarding Costco

From: bssboss
Sent: Wednesday, October 2, 2019 4:04:38 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Regarding Costco

To whom it may concern:

I have been a home owner living off of 20th st for 24 years. We have had our backyard cut so the road could be widened. There is way too much traffic already in this area. The Costco will draw too many vehicles to this area.

I think Costco in Lake Stevens is a terrible idea. The environmental impact would be extraordinary. I really don't see how they could get past the environmental study unless there was some payoff.

I hope this idea is reconsidered and is not allowed. There are plenty of other locations that aren't in people's backyards,

Michael Bossarte

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 4:15 PM
To: Jennie Fenrich
Subject: FW: Costco

From: disdell08
Sent: Wednesday, October 2, 2019 4:16:31 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

I am looking forward and excited for a Costco to come to Lake Steven's. I'm currently traveling to Smokey point. The traffic has gotten horrible it's taking over hour both ways. Having a Costco closer by would save so much time. I currently work full time from home, a mom of two (who I take to and from school) and volunteer at my son's school weekly. Anything to save time would be awesome, so I can have more time with family. I'm hoping we do get a Costco in Lake Steven's.

Sincerely,
Danielle Isdell

Sent via the Samsung Galaxy Note9, an AT&T 4G LTE smartphone

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 4:16 PM
To: Jennie Fenrich
Subject: FW: Lake Stevens Costco

From: james anderson
Sent: Wednesday, October 2, 2019 4:15:39 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Lake Stevens Costco

My family of 4 highly approve of the proposed Costco.

Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 4:22 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Karen Shoot
Sent: Wednesday, October 2, 2019 4:21:39 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

I wanted to show my support for Costco coming to Lake Stevens .
Thank you !

Karen Shoot
Sent from my iPhone

Melissa Place

From: Jennifer Hudson <hudson1906@comcast.net>
Sent: Wednesday, October 2, 2019 4:28 PM
To: Melissa Place
Subject: Fwd: Costco Binding Site Plan Notice
Attachments: LUA2019-0156 NOA Publication.pdf

Hello,
Please submit comment for record and consideration.

My concerns with building a business of this size is
1- traffic impact
2- impact / shift from culture of a small town to commerce center
3- impact on crime rates as rate of vehicle and foot traffic grow

Thankyou,

Jennifer D Hudson

Sent from my iPhone

Begin forwarded message:

From: Jennie Fenrich <jfenrich@lakestevenswa.gov>
Date: October 2, 2019 at 3:09:16 PM PDT
Subject: Costco Binding Site Plan Notice

Good afternoon,
You are listed as a party of record for the Costco site. Please find the attached notice.
If you no longer want to be on the notification list, please respond to this email to withdraw.
Thank you,

Jennie Fenrich, Permit Specialist
1812 Main Street
PO Box 257
Lake Stevens, WA 98258
425-622-9430

NOTICE: All emails and attachments sent to and from the City of Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 4:43 PM
To: Jennie Fenrich
Subject: FW: LAKE STEVENS COSTCO

From: Kathleen Grant
Sent: Wednesday, October 2, 2019 4:43:10 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: LAKE STEVENS COSTCO

To whom it may concern,

Our family would just love to share how excited we are for Costco to come to our town. We are so excited for more job opportunities and a new place to shop and bring some money back in to our little town.

Thank you so much,

Kathleen Grant

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 4:45 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Ann M Howe
Sent: Wednesday, October 2, 2019 4:44:29 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Just a quick communication to confirm that we are very excited for Costco to come to our community. It will provide jobs and save traveling to the ones in Everett or Marysville.

Looking forward to seeing it join our city.

Ann Howe

Sent from my iPad

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 4:58 PM
To: Jennie Fenrich
Subject: FW: Costco in Lake Stevens

From: mikkilash@quidnunc.net
Sent: Wednesday, October 2, 2019 4:57:46 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco in Lake Stevens

My name is Marian Lash and I live at The Pointe at Crosswater in Lake Stevens. I am looking forward to having Costco In Lake Stevens. It is an employment opportunity and just about equidistant from the Woodinville and Smoky Pointe Warehouses. I believe it would add to the tax income for the city too. Perhaps that would help to relieve home owners property taxes. So, yes, I'm in favor of welcoming Costco to Lake Stevens.

Marian Lash, at The Pointe at Crosswater

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 5:13 PM
To: Jennie Fenrich
Subject: FW: Yeah for LS Costco!!

From: Sonja Broze
Sent: Wednesday, October 2, 2019 5:13:49 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Yeah for LS Costco!!

We are super excited to Welcome Costco to our Lake Stevens community!!!

Sonja Broze
Resident near
83rd & 37th Place off Soper

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 5:23 PM
To: Jennie Fenrich
Subject: FW: Please consider this SUPPORT for Costco in Lake Stevens.

From: Jennifer Batcheldor
Sent: Wednesday, October 2, 2019 5:22:59 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Please consider this SUPPORT for Costco in Lake Stevens.

I am writing you this email to show support for a Costco in Lake Stevens.

I believe there are many benefits to having one here.

Sincerely,

Jennifer Batcheldor

(40+ year Lake Stevens Resident)

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 5:28 PM
To: Jennie Fenrich
Subject: FW: Costco

From: S & D Fernalld
Sent: Wednesday, October 2, 2019 5:27:36 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

I am writing to let you know I am in favor of Costco moving here. More sale tax's for sidewalks and it could attract more large business. I would prefer a Costco vs 500 more homes at 20th and Hwy 9

I hope you will summarize all the comment and let the citizens know the outcome

Sue Fernalld

Get [Outlook for iOS](#)

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 5:43 PM
To: Jennie Fenrich
Subject: FW: costco

From: JESS CARRICO
Sent: Wednesday, October 2, 2019 5:42:54 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: costco

I am really excited to have costco coming to lake Steven's place dont let a small group derail the project. feel free to contact me. I have lived in lake Steven's since 2014

jess carrico
8508 5th pl se lake Steven's wa

Sent from my T-Mobile 4G LTE Device
Get [Outlook for Android](#)

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 5:51 PM
To: Jennie Fenrich
Subject: FW: Costco in Lake Stevens

From: Cindy A.
Sent: Wednesday, October 2, 2019 5:50:40 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco in Lake Stevens

I vote Yes please!

Cindy

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 5:53 PM
To: Jennie Fenrich
Subject: FW: proposed Lake Stevens Costco

From: Gordon Kruse
Sent: Wednesday, October 2, 2019 5:52:26 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: proposed Lake Stevens Costco

This is to advise our approval for the new Costco store.

Sincerely,

Babette Hansen

Gordon Kruse

Sent from [Mail](#) for Windows 10

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 6:22 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Samantha Werner
Sent: Wednesday, October 2, 2019 6:21:31 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

As an avid Costco shopper I am delighted that Costco has chosen Lake Stevens as it's newest location! Our large family (7 kids and 2 adults) shops at Costco almost exclusively and adding this close location simply makes my life better.

Sincerely, Samantha Werner

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 6:38 PM
To: Jennie Fenrich
Subject: FW: YES LS Costco!

From: Nicole Sanchez
Sent: Wednesday, October 2, 2019 6:38:04 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: YES LS Costco!

I live very close to the proposed Costco site and I'm very excited about this opportunity! Costco will bring jobs, cheap lunch, cheap gas, in addition to shopping options for our city. Do we need to fix the roads, of course. But I welcome Costco to the neighborhood!

Nicole Sanchez

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 6:39 PM
To: Jennie Fenrich
Subject: FW: SO EXCITED!!!!!!!

From: Amanda Hedglin
Sent: Wednesday, October 2, 2019 6:38:37 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: SO EXCITED!!!!!!!

My family and MANY others I know in the community are SOOOO excited to have you be a part of Lake Stevens! Thank you so much for choosing Lake Stevens and hurry up!! We can't wait!!

Mandy

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 6:51 PM
To: Jennie Fenrich
Subject: FW: Costco in Lake Stevens

From: Julie
Sent: Wednesday, October 2, 2019 6:51:04 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco in Lake Stevens

Hi,
It's a Yay from me for the proposed Costco in Lake Stevens. I'd much rather that than another dang housing development!
I'm a homeowner on 9307 12th Pl SE, Lake Stevens 98258
Thank you,
Danielle Schoener

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 7:01 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Tatyana Nesterenko
Sent: Wednesday, October 2, 2019 7:00:47 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

To whom it may concern:

Our family would be thrilled to have Costco come to Lake Stevens! We would welcome it with open arms and lots of business!! We support it 100%!

Tatyana and Wadim Nesterenko

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 7:16 PM
To: Jennie Fenrich
Subject: FW: Lake Steven's costco

From: lisa
Sent: Wednesday, October 2, 2019 7:16:04 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Lake Steven's costco

Nay...

for the current location. Needs to be near soper hill road. Too little space here to build at the current location. 20th street is too busy for Costco traffic.

Lisa

Sent from Xfinity Connect Application

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 7:45 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Mya Parsons
Sent: Wednesday, October 2, 2019 7:44:22 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Very excited for the Costco to open in Lake Stevens.

Sincerely Resident of 121st Ave SE LK Stevens

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 7:49 PM
To: Jennie Fenrich
Subject: FW:

From: Jamie Chapman
Sent: Wednesday, October 2, 2019 7:48:38 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject:

So excited to be getting a Costco here in Lake Stevens!
Get [Outlook for Android](#)

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 8:04 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Cindy Sheppard
Sent: Wednesday, October 2, 2019 8:03:46 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

I can't even express how excited I am for Costco to finally be actually really coming to our town. I know we all want to still be a small town and still refer to it as such but, the truth is, we aren't a small town and we need businesses to support that. (Small towns don't have 7 elementary schools 😊) Real businesses that adults with families can work at for 20+ years or more. With a real living wage. Thank you thank you thank you!!

Cindy Sheppard

LS born and raised. Class of '91 😊

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 8:28 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Allison Gibson
Sent: Wednesday, October 2, 2019 8:28:04 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Please NO Costco. It will severely impact traffic in our area which is already getting out of hand and we all know nothing adequate will be done.

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 8:28 PM
To: Jennie Fenrich
Subject: FW: Costco

From: tinahoek@gmail.com
Sent: Wednesday, October 2, 2019 8:27:28 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Hello!

I just wanted to say how excited I am that Costco is considering coming to Lake Stevens! It will not only be great for the local economy, but will provide more jobs. I would love to spend my money at a Costco that would benefit our sales tax and not that of Everett or Smokey Point. We need Costco! Please bring Costco to Lake Stevens!

Sincerely,
Christina Hoekendorf
A Lake Stevens citizen

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 8:34 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Imanajjar
Sent: Wednesday, October 2, 2019 8:33:42 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Yes I would like Costco to open in Lake Stevens.
thank you
Iman

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 8:44 PM
To: Jennie Fenrich
Subject: FW: Yes to Costco at LS

From: Marlon Monillas
Sent: Wednesday, October 2, 2019 8:43:21 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Yes to Costco at LS

Hi!

In behalf of my whole family, we welcome the prospect of putting up Costco here in Lake Stevens. We believe it will outweigh the cons other people suggest and will definitely impact in a positive way the lives and economy of our town.

We hope this project will come into reality in the near future.

Thank you,

Marlon Monillas
26th PI SE, Lk Stevens

Sent from Yahoo Mail for iPhone

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 8:54 PM
To: Jennie Fenrich
Subject: FW: Welcome

From: dambu26@gmail.com
Sent: Wednesday, October 2, 2019 8:53:54 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Welcome

Hi Costco,

We are so excited to see you here at lake stevens. Welcome!!!

Lyle Ang Concepcion
10306 25st SE
Lake stevens

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 9:49 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Kelsey Olson
Sent: Wednesday, October 2, 2019 9:49:19 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Can't wait to have Costco in our town! It's literally the number one store I leave town for! -lake Stevens Mom

Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 10:11 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Gina Parry
Sent: Wednesday, October 2, 2019 10:10:50 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

I am writing to add my opposition to the building of a giant shopping center at the corner of Highway 9 and 20th Street, in an area where traffic is already unbearable. It has been this way for years, and due to the haphazard management of growth in Lake Stevens, Highway 9 is for the most part impassable now during rush hour. Many of us who live in the area have learned to avoid it altogether during the work week. I live in Snohomish and shop at Target, but only on weekends.

I cannot fathom how anyone could consider adding a Costco into this intractable mess a good idea. Please cancel your plans. Give us a break.

Gina Parry
216 9th Street
Snohomish, WA 98290
360-568-9796.

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 10:14 PM
To: Jennie Fenrich
Subject: FW: Costco!

From: Joie Mette
Sent: Wednesday, October 2, 2019 10:13:51 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco!

I am SO excited to Welcome Costco to our community!!! Thank you, thank you, thank you!!!

Joie Holcombe

Get [Outlook for Android](#)

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 2, 2019 11:54 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Sharon Cockle
Sent: Wednesday, October 2, 2019 11:53:26 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

I live in lake stevens and I say NO to COSTCO there's already enough gridlock, you people are not educated enough to figure out the infrastructure you have created, to line your pockets, with what you've done in the past 5 years.

Sent from Yahoo Mail on Android

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 3, 2019 4:19 AM
To: Jennie Fenrich
Subject: FW: Lake Stevens Costco

From: Kelly Darrah
Sent: Thursday, October 3, 2019 4:19:08 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Lake Stevens Costco

To Whom It May Concern,

I am very excited at the prospect of a Costco being built in Lake Stevens so that I don't have to drive all the way to Everett every time I want to shop. I fully support this and hope it is approved. Thank you.

Kelly Darrah
Lake Stevens resident

Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 3, 2019 5:40 AM
To: Jennie Fenrich
Subject: FW: Yeah Costco

From: Shanon Lord
Sent: Thursday, October 3, 2019 5:39:40 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Yeah Costco

I cant wait for Costco to arrive in Lake Steven's a better option for gas is my first reason. Currently we are only able to make it to costco once a month because we dont have time to head to Everett or Smokey Point during the week. I say Bring it on!

Shanon Lord

Get [Outlook for Android](#)

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 3, 2019 6:09 AM
To: Jennie Fenrich
Subject: FW: Costco

From: stephanie monson
Sent: Thursday, October 3, 2019 6:08:35 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Good morning,

It was posted on facebook that this was the email address to contact regarding building a Costco in Lake Stevens. I personally believe this is a terrible idea and am disappointed that it's even being considered. 20th is already a nightmare and will only get worse. It takes 20 minutes just to get to the mid high. And, a new park is going in over in that area. Our city is so overpopulated and those in charge have done nothing to fix the infrastructure to keep up with the "progress". I am very much against this and while I understand one person can't stop it, unfortunately you do not have my support.

Thank you,
Stephanie Monson

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 3, 2019 6:20 AM
To: Jennie Fenrich
Subject: FW: Please bring Costco to Lake Stevens, and bring Diesel!

From: Martin R. Lerch
Sent: Thursday, October 3, 2019 6:19:29 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Please bring Costco to Lake Stevens, and bring Diesel!

We sure hope that you will bring Costco to Lake Stevens. It is desperately needed here. I believe it will reduce congestion on the Trestle.

Please outfit the gas station to have Diesel. Thank you!

Martin Lerch
702.321.0908 (mobile)

Sent from my iPhone (mobile)

The information contained in this communication is potentially confidential, and intended only for the use of the addressee. If you received this communication in error, please notify us by return e-mail and delete this communication and all copies, including all attachments.

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 3, 2019 7:04 AM
To: Jennie Fenrich
Subject: FW: Costco / LUA2019-0156

From: Doug Smith
Sent: Thursday, October 3, 2019 7:03:26 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco / LUA2019-0156

I would like to vote Yes For Costco.

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 3, 2019 7:06 AM
To: Jennie Fenrich
Subject: FW: Costco LUA2019-0156

From: DENISE SMITH
Sent: Thursday, October 3, 2019 7:06:16 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco LUA2019-0156

I say yes to Costco

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 3, 2019 8:41 AM
To: Jennie Fenrich
Subject: FW: Costco

From: sheryl loso
Sent: Thursday, October 3, 2019 8:41:07 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

I'm so excited to get Costco in lake Stevens. I hope it all goes through ok. It would be so convenient.

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 3, 2019 9:26 AM
To: Jennie Fenrich
Subject: FW: Bring Costco to Lake Stevens!!!

From: Katherine Hill
Sent: Thursday, October 3, 2019 9:25:38 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Bring Costco to Lake Stevens!!!

I am for Costco coming to Lake Stevens. I am excited for the revenue it can bring to the city, as I always prefer supporting my home city with my business if I can. Also I am happy to not drive to Arlington, Woodinville, or Everett. Traffic congestion is pretty congested driving to these areas.

Katherine Hill
Owner & Photographer

425-205-8936

[Mama Kat Photography Website](#)

[Like Mama Kat Photography on Facebook](#)

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 3, 2019 10:39 AM
To: Jennie Fenrich
Subject: FW: Costco

From: Mikayla Morgan
Sent: Thursday, October 3, 2019 10:38:44 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Thrilled that Costco is coming to lake Stevens!

We drive to Everett often to go to Costco and can't wait to shop Costco in our own community!

-Mikayla

Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 3, 2019 11:03 AM
To: Jennie Fenrich
Subject: FW: Costco in Lake Stevens

From: Linle White
Sent: Thursday, October 3, 2019 11:02:38 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco in Lake Stevens

Yea!!!! I am all for a Costco opening up here....finally we are becoming a recognized neighborhood with all of the new store openings. Many people love Costco because if you are a family with kids or dogs which this area is it is a very viable option to shop "big" with big savings! Please open soon as I am so sure you will be flooded with customers! And PS: Don't forget to carry a lot of those riding scooters as we disabled could always use a helping hand.

Thank You
Linle White
Frontier Hills
Lake Stevens

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 3, 2019 11:26 AM
To: Jennie Fenrich
Subject: FW: Notice of Application - Costco Binding Site Plan LUA2019-0156

From: HERBERT G TERRY
Sent: Thursday, October 3, 2019 11:26:21 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Re: Notice of Application - Costco Binding Site Plan LUA2019-0156

My husband and I have lived in the South Lake Stevens area for 50 years and very pleased along with several of our neighbors that Costco is planning to build a store in the area. We see nothing but a benefit to our community from Costco being here, convenience, tax benefit, job source, quality company.

We feel the land is up for sale and if a great company like Costco doesn't buy it a developer will and the impact would be much greater than anything from Costco, 24/7 increase in traffic, high density homes, little regard for the environment.

Keep moving ahead for the Costco plan there is much support.

Herb and Sandy Terry

On October 1, 2019 at 8:54 AM Melissa Place <mplace@lakestevenswa.gov> wrote:

Good morning, you are receiving this email as you are on the interested persons list for the Costco project. Please find attached a Notice of Application for a binding site plan for Costco in Lake Stevens. The comment period ends on October 15, 2019.

Thanks, Melissa

Melissa Place, *Senior Planner*

City of Lake Stevens | Planning & Community Development

1812 Main Street | PO Box 257

Lake Stevens, WA 98258-0257

NOTICE: All emails and attachments sent to and from City of Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

My regular hours are Monday, Tuesday, and Thursday, 8:00 am to 5:00 p.m. I am not in the office on Wednesdays and Fridays. I will review your email upon my return. If you need immediate assistance, please contact jfenrich@lakestevenswa.gov or call 425-622-9430.

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 3, 2019 11:43 AM
To: Jennie Fenrich
Subject: FW: Costco!

From: loisjamieson
Sent: Thursday, October 3, 2019 11:42:27 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco!

Yay! Thank you.

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 3, 2019 12:37 PM
To: Jennie Fenrich
Subject: FW: Lake Stevens Costco - YES!!!

From: Jordan Sommerfeld
Sent: Thursday, October 3, 2019 12:37:06 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Lake Stevens Costco - YES!!!

Hello,

I just wanted to say how excited I am for the Costco coming to Lake Stevens!! We live right next to the proposed area and have no concerns at all! We cannot wait!

Thank you,

Jordan Sommerfeld

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 3, 2019 1:27 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Aaron .
Sent: Thursday, October 3, 2019 1:27:19 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Hello,

I just want to say I'm all in for the Costco in Lake Stevens. I live on the North side of the lake and we love Costco, plus we don't need more houses or another strip mall. I know everyone complains about traffic but they won't affect the morning commute as they don't open that early and the evening commute is what it is. Plus the tax revenue, jobs etc. is such a plus. Put me down for a yes vote.

Aaron

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 3, 2019 3:24 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Carolyn Egan
Sent: Thursday, October 3, 2019 3:23:58 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Hello, I'm a resident of Lake Stevens and I'm all for having the Costco in our area but I am concerned about the road congestion, especially on 20th. Thanks for your time!

Sincerely,
Carolyn Egan

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 3, 2019 4:26 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Jackie Thompson"
Sent: Thursday, October 3, 2019 4:25:43 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Dear Melissa,

My husband and I are very much against Costco coming to Lake Stevens!! I know it definitely would hurt our local businesses, and also create much, much worse traffic congestion here!! Most everyone I talk to is greatly opposed to it!!!! We already have several Costcos within a very reasonable driving distance. Hope the city of Lake Stevens will consider all the negatives of this project!!!!

Sincerely,
Jacqueline Thompson

Sent from my iPad

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 3, 2019 5:05 PM
To: Jennie Fenrich
Subject: FW: In favor of LS costco

From: Courtney Spears Criss
Sent: Thursday, October 3, 2019 5:05:09 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: In favor of LS costco

I'm looking forward to having a Costco in Lake Stevens. Taxes will help town and I will appreciate not having to travel far. Thanks for working on this.

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 3, 2019 7:10 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Paula Lerch
Sent: Thursday, October 3, 2019 7:09:25 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Please bring it!

We have this awesome community and we are growing. Do we want Snohomish to have it and be fit from the shoppers
.. NO

Let's do lake stevens
Paula Lerch

Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 3, 2019 7:44 PM
To: Jennie Fenrich
Subject: FW: Costco in Lake Stevens

From: Doug Symonds
Sent: Thursday, October 3, 2019 7:44:14 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco in Lake Stevens

As a Lake Stevens resident, I vote YES for Costco. Thank you. Doug Symonds

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 6:53 AM
To: Jennie Fenrich
Subject: FW: I am for Costco!

From: Austin Bailey
Sent: Friday, October 4, 2019 6:52:16 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: I am for Costco!

To Whom it May Concern,

Please approve all necessary Costco permitting and applications. It would be a great benefit to our community.

Thank you,

Austin Bailey

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 7:48 AM
To: Jennie Fenrich
Subject: FW: Costco Yes!

From: Nolan Foss
Sent: Friday, October 4, 2019 7:47:53 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco Yes!

As a Lake Stevens resident I am all for the new Costco!!! In the coming years as the trestle is replaced and possibly Tolloed it will help to minimize the impact of these events. Not to mention that the vast majority of traffic will be already in the area!! It is ridiculous that the Lake Stevens has grown so much and we still have to cross the trestle to have access to most business and stores.

Thank You
Nolan Foss
1137 82nd DR SE
Lake Stevens WA 98258
425-346-3887

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 8:24 AM
To: Jennie Fenrich
Subject: FW: Costco

From: Nancy Kastning
Sent: Friday, October 4, 2019 8:23:32 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Yes for my husband and I on having a Costco. We live off S Davies Rd.

Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 9:43 AM
To: Jennie Fenrich
Subject: FW: Costco feedback

From: Meridiane Pfeifer
Sent: Friday, October 4, 2019 9:43:19 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco feedback

Hello,

My family wanted to voice our support for the Costco in Lake Stevens! We are very excited to have a Costco so near to us to be able to buy gas and groceries (and pizza!) without having to drive to Everett or Smokey Point. Not to mention the jobs this will bring to our area and the tax revenue. Very excited!!

Thank you,

Meridiane Pfeifer

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 9:44 AM
To: Jennie Fenrich
Subject: FW: Lake Stevens Costco

From: Stephine Surgeon
Sent: Friday, October 4, 2019 9:43:33 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Lake Stevens Costco

To Whom This May Concern:

I am a resident of the unincorporated Snohomish County with a Lake Stevens address.

I wanted to give my opinion on the new Costco being proposed here in Lake Stevens.

I believe this is a GREAT idea! Being a mother of FIVE, having a mother in law whom resides with us, makes us a family of 8! Costco is a lifesaver for a family of our size.

Where my concern lies is if this Costco doesn't get approved, are we setting ourselves up for the potential of "more" homes with 6 ft between structures to be built in place of Costco's proposed location? I sure hope not!

With the influx of many new neighborhoods being built in our area, I think we should be concerned about the building of additional schools and not worry about a wonderful corporation like Costco coming to our town.

My 2 cents.

Warmest Regards,
Mother of Five
Stephine Surgeon

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 10:18 AM
To: Jennie Fenrich
Subject: FW: Support for Costco locating in Lake Stevens

From: Annie Peterson
Sent: Friday, October 4, 2019 10:17:52 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Support for Costco locating in Lake Stevens

I just want to send along a note of support for Costco building their new store in Lake Stevens at the current proposed site. I hope the city council will continue to move this process along.

Unlike WalMart which is a close-by business I will never support, Costco has the reputation as a good employer with good starting pay and benefits for their employees and still able to provide competitive prices for customers. It is just the kind of business we need in Lake Stevens which will provide good family supportive jobs in our area.

I fully support Lake Stevens moving forward with approvals for the new Costco.

Thank you...

Annie Peterson
427 101st Avenue NE
Lake Stevens, WA 98258
206-963-9667

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 10:20 AM
To: Jennie Fenrich
Subject: FW: Costco

From: Marsha Schroeder
Sent: Friday, October 4, 2019 10:19:38 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

I would like to express my dissatisfaction and disapproval regarding the proposed Costco. We do not need the additional traffic and congestion this will bring. Rerouting roads, disturbing wetlands, noise, disrupted traffic flows all are negatives. I live close by and am very concerned with this proposal Thanks Marsha schroeder
Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 10:21 AM
To: Jennie Fenrich
Subject: FW: Costco

From: Dan Peterson
Sent: Friday, October 4, 2019 10:20:25 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Thank you for your work on attempting to bring Costco to Lake Stevens. As a real estate broker for over 27 years, I understand the need to bring in tax revenues to a growing city. Hopefully there would be a tax benefit to the city for the proposed location that Costco wants build. I fully support the attempt and would love not having to drive to Woodinville or Marysville for my weekend Costco runs. All of our communities are changing, and we need to embrace those changes and do our best to bring in businesses that can help support the added population.

Dan Peterson

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 10:33 AM
To: Jennie Fenrich
Subject: FW: Lake Stevens Costco

From: Mike Salatino
Sent: Friday, October 4, 2019 10:32:39 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Lake Stevens Costco

Dear Ms. Place:

I support building a new Costco at SR9 and 20th St SE in Lake Stevens.

Regards,

Michael Salatino
1320 85th Ave SE
LS, WA 98258

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 10:43 AM
To: Jennie Fenrich
Subject: FW: Please OK Lake Stevens Costco

From: Robert Palm
Sent: Friday, October 4, 2019 10:42:42 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Please OK Lake Stevens Costco

I am a senior on a limited income. Costco would reduce my expenses for gas and food.

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 10:54 AM
To: Jennie Fenrich
Subject: FW: Costco in Lake Stevens

From: Striegel (US), Taryn M
Sent: Friday, October 4, 2019 10:54:12 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco in Lake Stevens

Hello,

As a 9 year resident of Lake Stevens I want to say I am all for Costco coming to our community. I think the jobs it would create and the flexibility to be able to get our gas and bulk groceries easier would make residents lives less hectic and save time and money from driving to other communities for these accommodations!

Thank you,

Taryn M. Striegel MSPM
BCA Supply Chain Change Management - Lead
Location | Everett 40-88.3
Email | taryn.m.striegel@boeing.com
Phone | (425) 299-7510



Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 11:53 AM
To: Jennie Fenrich
Subject: FW: Costco

From: mrsmomaj@yahoo.com
Sent: Friday, October 4, 2019 11:53:11 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Yes Yes and Yes

Looking forward to Costco

Great for economy, great employees, great products !

Louise Johnson
Lake Stevens resident since 1960

Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 12:16 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Mike Jones
Sent: Friday, October 4, 2019 12:15:15 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

It's probably already decided and the city of Lake Stevens already figured out how to spend the tax revenue from it, but... Over development of this area is creating traffic problems that will only increase with a huge box store like Costco. What was once a nice community is quickly becoming nothing more than a high density housing hell. When people ask about buying here I tell them don't even think about it... You won't be able to get out of your own development to get to work.

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 12:25 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Terese
Sent: Friday, October 4, 2019 12:25:07 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Yay!!!

Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 1:18 PM
To: Jennie Fenrich
Subject: FW: Costco public comment

From: Katherine Runyon
Sent: Friday, October 4, 2019 1:17:37 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco public comment

To the City Council:

I am strongly in favor of having a Costco in our city. I think the benefits of sales tax revenue, environmental gains from not driving to other Costco stores, personal convenience, and having an employer with good pay and benefits in our community are positive.

Surrounding cities have gotten the benefits of Lake Stevens residents' tax dollars in their Fred Meyer, Home Depot, and Walmart stores. It is time for Lake Stevens to provide more retail services to the "east of the trestle" citizens.

Thank you for your attention,

Katherine Runyon
1321 Vernon Rd.
Lake Stevens 98258
425-268-3276

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 1:25 PM
To: Jennie Fenrich
Subject: FW: New Costco

From: Christen Weller
Sent: Friday, October 4, 2019 1:24:48 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: New Costco

Greetings,

I just want to express my excitement for the new LS Costco. I live in Snohomish. It will be so nice not having to deal with the trestle traffic & the Everett craziness when I need to go to Costco.

I hope plans continue to move forward.

Sincerely,

Christen W
Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 1:26 PM
To: Jennie Fenrich
Subject: FW: Proposed Costco Project

From: Steve Lawlor
Sent: Friday, October 4, 2019 1:25:23 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Proposed Costco Project

Dear Mrs. Place,

I would like to voice my support for the proposed Costco project at the corner of HWY9 and 20th. I currently live less than a mile from this site and feel that there will be minimal negative impact to the area. In fact, I believe it will increase competition and regulate prices in the area. I currently do not buy gas nor groceries in the Lake Stevens area as prices are typically higher than surrounding areas. The competition is welcomed as far as I am concerned.

Thank you,

Steve Lawlor

Steve Lawlor | Director of Information Technology
Snohomish County 911 | 1121 SE Everett Mall Way, Suite 200, Everett, WA 98208
Office: 425.407.3924 | Email: slawlor@sno911.org | Helpdesk: 425.407.3939

Help starts here!

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 1:26 PM
To: Jennie Fenrich
Subject: FW: Costco Feedback

From: Juan Escalante
Sent: Friday, October 4, 2019 1:26:02 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco Feedback

Hello,

I am a resident of Lake Stevens and wanted to share my support of proceeding with the plans to build a Costco in Lake Stevens. While there is apparent opposition from some, I believe that many residents such as myself see the adding of Costco as a benefit to the Lake Stevens Community.

We can expect a Costco to maintain the property and be a stable, long term occupant.
We can expect to keep tax revenues that would otherwise go to Everett or Marysville.
We can expect the creation of hundreds of well paying jobs with benefits.

Please do not let the loud voices of a small group of residents deter your approval towards progress.

Thank you,
Juan Escalante

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 1:57 PM
To: Jennie Fenrich
Subject: FW: Lake Steven's Costco

From: Richard Gimlin
Sent: Friday, October 4, 2019 1:57:07 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Lake Steven's Costco

Hello,

I just want to provide the input that this will be a great win for the local community. I'm excited for the potential addition to the neighborhood. I think it will be a boost the local economy and likely bring other opportunities too. So yes, we should approve this development!

Thanks,

Richard Gimlin

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 2:20 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Beth Deitzel
Sent: Friday, October 4, 2019 2:19:51 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

To Whom it concerns,

I think that a Costco in Lake Stevens would be so great. It would help people shop local and save time for many. Especially for all the stay at home moms.
Yes eventually there will need to be some road work done in the city.

We are very excited for Costco

Beth Huntley

Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 6:51 PM
To: Jennie Fenrich
Subject: FW: Costco will be great

From: Brian Stewart
Sent: Friday, October 4, 2019 6:50:35 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco will be great

I am very much in favor of having a Costco in Lake Stevens.

Though there may be some increase in traffic I think it would be absolutely wonderful for our area. I would urge local authorities to do everything in their power to make this a reality.

As a 17-year Lake Stevens resident I am very excited about this possibility.

Thank you,

Brian Stewart

Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 4, 2019 9:59 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Michaela Houchen
Sent: Friday, October 4, 2019 9:59:01 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Lake Stevens is not a good place to build a Costco. I live near 20th and have to drive it everyday. There's enough traffic as is driving home from work. Building a Costco would just build more traffic, even with a roundabout. We already have a Costco in Marysville and Everett, both very close to lake Stevens. Building one would be a huge waste of money. Save the trees and save people the agony of having to deal with even more traffic! I really hope you reconsider. Thank you

Jennie Fenrich

From: Melissa Place
Sent: Saturday, October 5, 2019 7:34 AM
To: Jennie Fenrich
Subject: FW: oppose Costco

From: Ann DonTigny
Sent: Saturday, October 5, 2019 7:33:27 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: oppose Costco

Hello,

I am opposed to Costco coming to Lake Stevens at the corner of 20th and Hwy 9, because of increased traffic and noise. Lake Stevens and Snohomish County have NOT done enough to mitigate traffic especially in these problem areas:

1. Hwy 2 trestle and access to it on 20th SE
2. 20th St SE--only partially widened to 5 lanes, when promised it was to be fully done by this time
3. Hwy 9 in both directions --needs to be at least a 5 lane (adding a roundabout to Hwy 9 is NOT a good idea, as roundabouts DON'T work when traffic is stopped due to volume and lights.)

The noise from construction equipment and increased traffic are negatively impacting current residents already and the construction and daily running of Costco will exacerbate this problems. If Lake Stevens required more open spaces, natural buffers of trees and vegetation it would help these problems.

Please carefully consider quality of life for current residents and note that adding more retail opportunities has MANY negative impacts.

Thank you,
Ann DonTigny

Jennie Fenrich

From: Melissa Place
Sent: Saturday, October 5, 2019 8:21 AM
To: Jennie Fenrich
Subject: FW: Lake Stevens Costco

From: Marilyn Tennison
Sent: Saturday, October 5, 2019 8:21:03 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Cc: Marilyn Tennison
Subject: Lake Stevens Costco

As new residents of Lake Stevens and Snohomish County that previously resided in Gig Harbor, we believe a Costco store and gas station are a meaningful improvement to this area. Some citizens had concerns over Costco's expansion in Gig Harbor, but the store filled the greater need and has been very successful.

Currently, the business center in Lake Stevens is centered at the intersection of Hwy 204 and Hwy 9. The traffic situation there, especially as a newcomer, is extremely confusing and poorly structured. The Costco location will be well planned and developed to handle traffic very well in Lake Stevens, as well as the wetlands that some complaints have mentioned. The road improvements will address a very dangerous intersection currently at S Lake Stevens Road and Hwy 9. The county and municipalities should continue to widen Hwy 9 to four lanes throughout the East side of the county in order to handle the population growth that continues to increase.

Additionally, we need this Costco to meet the needs of the population here since other locations in south Everett and Arlington are over 20 minutes away without traffic delays, which are consistently increasing at peak times. My husband and I are definitely in favor of this store and its location.

Marilyn and Ray Tennison
2428 78th Ave SE
Lake Stevens, WA 98258

Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Saturday, October 5, 2019 12:41 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Pamela Davis
Sent: Saturday, October 5, 2019 12:41:17 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

I live very close to the proposed Costco site. I am very much in favor of having Costco here in Lake Stevens. Add me to the Yay group, please.

Sent from Yahoo Mail on Android

Jennie Fenrich

From: Melissa Place
Sent: Saturday, October 5, 2019 5:15 PM
To: Jennie Fenrich
Subject: FW: Yes to Costco

From: Robin Haynes
Sent: Saturday, October 5, 2019 5:14:23 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Yes to Costco

Jennie Fenrich

From: Melissa Place
Sent: Sunday, October 6, 2019 1:01 PM
To: Jennie Fenrich
Subject: FW: Comment on Costco

From: Jackie Olund
Sent: Sunday, October 6, 2019 1:01:20 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Comment on Costco

To Whom it May Concern,

I understand you are currently collecting comments regarding building a Costco in Lake Stevens. I am aware of the location that is planned.

I am planning to purchase a home in Lake Stevens this fall. One factor is the availability of shopping. Since I am regular customer of Costco and shop there 2 or 3 times a month, I was thrilled that a Costco was in the planning stage. I have seen the growth in Lake Stevens and see new neighborhoods being built presently with other neighborhoods in the planning stage. It is quite a distance through traffic to get to Costco presently. Having a Lake Stevens Costco will cut down on traffic going into Everett and can only be a positive for all involved. Allowing the growth that has occurred also means providing the shopping that is needed. I love the Lake Stevens area but also do not enjoy the traffic getting a store I go to.

Thanks for listening and I hope to see Costco opening soon.

Jackie Olund

Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Sunday, October 6, 2019 1:34 AM
To: Jennie Fenrich
Subject: FW: Costco in Lake Stevens -- Yay

From: Linda Chen
Sent: Sunday, October 6, 2019 1:33:42 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco in Lake Stevens -- Yay

Jennie Fenrich

From: Melissa Place
Sent: Sunday, October 6, 2019 7:24 PM
To: Jennie Fenrich
Subject: FW: Costco public comment

From: pamela nix
Sent: Sunday, October 6, 2019 7:24:14 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco public comment

Good evening

I have been a Lake Stevens resident since 1998. I live on 91st and understand my traffic could be impacted due to Costco development. But I am excited at the prospect of Costco being down the road 3 minutes from me. I have been waiting for this store since the rumors several years ago. My public vote is YES bring Costco to Lake Stevens!

Sincerely,

Pamela Nix
9013 2nd place WE
Lake Stevens

Jennie Fenrich

From: Melissa Place
Sent: Sunday, October 6, 2019 8:53 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Diana
Sent: Sunday, October 6, 2019 8:53:16 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

I know it's a hot debate but count me in as a supporter and can't wait for it to come here!

Sent from [Mail](#) for Windows 10

Jennie Fenrich

From: Melissa Place
Sent: Sunday, October 6, 2019 10:49 PM
To: Jennie Fenrich
Subject: FW: Costco - Lake Stevens

From: Tina Jacobson
Sent: Sunday, October 6, 2019 10:48:32 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco - Lake Stevens

Good evening!

I was told I could notify you to vote YES for the Costco in Lake Stevens. :) What information do you need from me in order to do so?

Thank you!

Tina Hall

Jennie Fenrich

From: Melissa Place
Sent: Monday, October 7, 2019 7:00 AM
To: Jennie Fenrich
Subject: FW: No Costco

From: Robert Hubble
Sent: Monday, October 7, 2019 7:00:10 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place; Melissa Place
Subject: No Costco

Dear Sir or Madam,

I am writing about the tentative plan to build a Costco in Lake Stevens. I have been a resident of lake Stevens for 25 years. What has made Lake Stevens a great place to live is fleeing. We used to drive across the bridge to get the things we couldn't get locally and return to our quiet small town to live peacefully. We have seen nothing but growth in our community. Housing developments are popping up everywhere with little to no improvement in our roads to accommodate the growth. We cannot afford the extra traffic that will be a product of allowing Costco to build here. Let's focus on fixing our existing traffic problems before we create more. Thank you for considering my comment. I think it would only be fair to hold a public hearing on this matter.

Sincerely,
Robert Hubble

Get [Outlook for iOS](#)

Melissa Place

From: shirley mann <shirleykmann@yahoo.com>
Sent: Monday, October 7, 2019 8:19 AM
To: Melissa Place
Subject: RE-Costco
Attachments: costco.docx

Melissa Place

From: William Lider <Bill@LiderEngineering.com>
Sent: Monday, October 7, 2019 2:28 PM
To: Melissa Place
Cc: Russell Wright
Subject: Costco Binding Site Plan, Permit No.: LUA2019-0156
Attachments: 2019-10-07 Lider Comments FILED.PDF

Kindly confirm receipt of the attached comments submitted on behalf of the Sno-King Watershed Council. Please notify me of time and date for any future hearings on this project and any decisions related to any permit issuance.

William (Bill) Lider, PE, CESCL
Lider Engineering, PLLC
2526 – 205th Place SW
Lynnwood, WA 98036
425-776-0671 (W)
206-661-0787 (C)

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 9, 2019 2:48 PM
To: Jennie Fenrich
Subject: FW: Looking forward to having Costco in Lake Stevens!

From: Jason McCurry
Sent: Wednesday, October 9, 2019 2:47:31 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Looking forward to having Costco in Lake Stevens!

Ms. Place,

Please move forward as quickly as regulations and standard processes allow. We are happily looking forward to having Costco in our community. It will provide jobs and will also allow shorter trips to save money on bulk items for those who do not own reliable transportation or who cannot afford long trips to existing Costco stores.

Thanks,

Jason McCurry
jason@themccurrys.com
425-737-2229 cell/text

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 9, 2019 2:56 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Danyelle Harp
Sent: Wednesday, October 9, 2019 2:56:11 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Hello Melissa,

I wanted to write in support of the new Costco at the Highway 9 and 20th intersection. Costco is a great employer offering much needed work opportunities for people in the city, locally.

What I have appreciated about Costco is they do the necessary improvements to the surrounding roads to accommodate their traffic. I live and worked in Woodinville before, during and after that Costco was built and to this day the intersection and surrounding roads accommodate Costco's high traffic incredibly well. I love seeing the intersection improvements included at S Lake Stevens Road and the inclusion of a roundabout – from personal experiences, people FLY down into that lower section of 9 before the incline in both directions – causing accidents like the one a few weeks ago that sent my coworkers entire family to the hospital.

All in all, I can't wait for this in support of the economy, job opportunities, and road improvements in Lake Stevens.

As a side note – I do work for a General Contractor that specializes in industrial/warehouse/big-box retail projects including Walmart and Home Depot. I assume they have a General Contractor lined up for this project; but if they don't I would love to be put in touch with the construction manager of this project on Costco's side of things.

Thank you again!

Danyelle Harp | *Marketing*

SIERRA CONSTRUCTION COMPANY, INC.

o. 425-487-5200 | d. 425-487-5204 | www.sierraind.com

We have moved! Please note our new address:

14800 NE North Woodinville Way, Woodinville, WA 98072



Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 9, 2019 4:50 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Nancy Finkeldei
Sent: Wednesday, October 9, 2019 4:50:06 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Count us in as supporters of Costco's plan to build a new store in Lake Stevens. Lake Stevens is growing and new businesses and their tax revenue are needed to support our growing population. We visit the Woodenville location frequently and find it challenging to find a parking spot on many of our visits.

Our only concern is the traffic circle proposal for Highway 9. We are not sure how well this will work so close to such a busy intersection (Hwy 9 and 20th Street).

Dennis and Nancy Finkeldei

--
Nancy Finkeldei
Home: 425-374-7755
Cell: 425-780-1153
nfinkeldei@gmail.com

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 9, 2019 8:12 PM
To: Jennie Fenrich
Subject: FW: Costco - YES!

From: Lanette Cooper
Sent: Wednesday, October 9, 2019 8:11:26 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco - YES!

Hello!

I am really excited for the possibility of Costco in Lake Stevens! It is a great company that will provide a lot of jobs. Plus it will be amazing to not have to make the drive to Marysville.

I know those opposed are loud in voicing concerns. I hope those who support Costco coming to Lake Stevens are speaking up as enthusiastically.

Bring on the Costco!

Thank you,
Lanette Cooper

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 9, 2019 10:28 PM
To: Jennie Fenrich
Subject: FW: Lake Stevens Costco

From: Laurae Divito
Sent: Wednesday, October 9, 2019 10:28:04 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Lake Stevens Costco

Me, my husband and son are all in favor of a location here in LS. All the disgruntled people causing a fuss should be banned once it opens (wink wink)

It will be great for the community

Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 9, 2019 10:47 PM
To: Jennie Fenrich
Subject: FW: Attention Melissa Place

From: Jennifer Crossen
Sent: Wednesday, October 9, 2019 10:46:58 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Attention Melissa Place

I support the Costco in lake Stevens

Jennifer Jensen

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 9, 2019 10:50 PM
To: Jennie Fenrich
Subject: FW: Support for Costco

From: Kristen C. Miller
Sent: Wednesday, October 9, 2019 10:49:19 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Support for Costco

Hello Ms. Place,

I'm reaching out to you to express my excitement about Costco coming to Lake Stevens! My family moved to the area, only from Lynnwood, 3 years ago. What I miss the most, is having everything at our front door. It's been an adjustment having to go elsewhere to run errands or conduct business, and I'm thrilled with the new growth that's happening. I hope to see more of it. I would love to be able to stay in and around Lake Stevens to run to Costco! I'm excited about that and so much more that I think it will hopefully bring.

All the best,
Kristen C Miller

Jennie Fenrich

From: Melissa Place
Sent: Wednesday, October 9, 2019 11:12 PM
To: Jennie Fenrich
Subject: FW: Costco Rocks

From: Andrew Rodriguez
Sent: Wednesday, October 9, 2019 11:12:14 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco Rocks

Hi. My name is Andrew Rodriguez and I live in Lake Stevens on 10th St NE. I want to show my support and excitement for Costco coming to Lake Stevens. We have been shoppers since 2001 and are a family of seven so it makes sense for us to shop there. Costco is one of the best companies out there that treat their employees well and their customers even better. This would bring jobs to Lake Stevens and the tax revenue to the city would benefit the residents. Let's make it happen and bring Costco to Lake Stevens.

Thanks,
Andrew

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 10, 2019 4:35 AM
To: Jennie Fenrich
Subject: FW: Let's get a Costco!

From: josh w
Sent: Thursday, October 10, 2019 4:35:00 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Let's get a Costco!

I am very in favor of costco in our town.

J Wilder
9210 market pl. C101

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 10, 2019 5:48 AM
To: Jennie Fenrich
Subject: FW: Costco

From: Jill Murray
Sent: Thursday, October 10, 2019 5:48:18 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

I live very close to 20th and hwy 9. I am in favor of Costco being built. But roundabouts arent going to solve the issues on Hwy 9. Get the legislative group in Olympia to realize what a problem Hwy 9 is! Needs to be 4 lane from Woodinville to Lake Stevens! Jill Murray 1438 96th Drive SE, Lake Stevens

Sent from Yahoo Mail on Android

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 10, 2019 7:27 AM
To: Jennie Fenrich
Subject: FW: Support of Costco

From: Jen
Sent: Thursday, October 10, 2019 7:27:18 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Support of Costco

Hello,

I am sending in this email as a local homeowner in support of Costco.

I think this would be a great addition to our City and we should support businesses that pay a decent wage, care about their consumers and offer an affordable option for organic and non GMO food!

I grew up in a neighborhood where there was a Costco that was built. We didn't notice a difference to the traffic as Costco built the infrastructure to support the incoming traffic. As a kid I have found memories of going on field trips to Costco, getting a behind the scenes tour and ending with their amazing ice cream!

I'm overjoyed with what the recent and continued growth will do to our property value.

I hope the City doesn't listen to the negative Nancy's and moves forward with this plan!

Thanks,
Jen and Nick Payton

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 10, 2019 8:01 AM
To: Jennie Fenrich
Subject: FW: costco

From: Krystal Croote
Sent: Thursday, October 10, 2019 8:01:03 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: costco

I'm in for a Costco in lake stevens. I do not like driving all the way down to Everett nor far marysville to get to one. It will also open up a lot of job offers with all these houses being built and all these high school graduates. I for one will be one of the people to apply for a job. Team Costco

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 10, 2019 10:00 AM
To: Jennie Fenrich
Subject: FW: Costco

From: Patty Myntti
Sent: Thursday, October 10, 2019 9:59:57 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Dear Ms Place,

This email is to let you know that I and many other Lake Stevens residents are definitely wanting Costco to build one of their stores here in our city!

It will provide many jobs, save travel time and eliminate the need to drive to Silver Lake via the trestle causing more traffic congestion there.

Thank you in advance for supporting a "Yes" vote to bring Costco to Lake Stevens!

P. Myntti
Lake Stevens, WA

Sent from my iPhone

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 10, 2019 10:53 AM
To: Jennie Fenrich
Subject: FW: Costco

From: Tiffany Copeland
Sent: Thursday, October 10, 2019 10:52:29 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

Lake Stevens is growing . Like it or not it's a fact! If not Costco it will be something else, another fact! I'd much rather it be a Costco.

Thank you
Tiffany Copeland

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 10, 2019 4:41 PM
To: Jennie Fenrich
Subject: FW: Yes for Costco

From: mary rand
Sent: Thursday, October 10, 2019 4:41:09 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Yes for Costco

please bring Costco to our city. Thank you!

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 10, 2019 4:55 PM
To: Jennie Fenrich
Subject: FW: Costco please

From: Kelli Leese
Sent: Thursday, October 10, 2019 4:54:21 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco please

Hi I just wanted to let you know that my family and I will love the Costco!
It is also important for me to support local business that isn't so I am definitely not going to stop shopping at the community stores.
Kelli Leese
John L Scott Real Estate
425-387-4939

Jennie Fenrich

From: Melissa Place
Sent: Thursday, October 10, 2019 5:54 PM
To: Jennie Fenrich
Subject: FW: New Costco

From: Joseph and Susan Anderson
Sent: Thursday, October 10, 2019 5:54:14 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: New Costco

Just sending you an email to express my approval of the proposed new Costco going in a little south of Lake Stevens. I'm looking forward to shopping there!

Joseph Anderson

Sent from Yahoo Mail on Android

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 11, 2019 5:15 AM
To: Jennie Fenrich
Subject: FW: Costco

From: S Mosbacker
Sent: Friday, October 11, 2019 5:15:04 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

We are looking forward to having a Costco in Lake Stevens so that we can keep the revenue in our own hometown!

Shelly

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 11, 2019 8:57 AM
To: Jennie Fenrich
Subject: FW: Please bring Costco with diesel pumps!

From: Beth McBeth
Sent: Friday, October 11, 2019 8:57:15 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Please bring Costco with diesel pumps!

Good morning,

I was excited to hear that Costco is coming to Lake Stevens! This is fabulous please push to include diesel pumps at the gas station on site.

Thank you for your time.

Sincerely,

Beth McBeth Perez
(626)-329-7239
BethMcBeth@hotmail.com

Jennie Fenrich

From: Melissa Place
Sent: Friday, October 11, 2019 9:08 PM
To: Jennie Fenrich
Subject: FW: Attention Melissa Place

From: Andreina Gallegos
Sent: Friday, October 11, 2019 9:07:25 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Attention Melissa Place

I support Costco coming to Lake Stevens.

Jennie Fenrich

From: Melissa Place
Sent: Saturday, October 12, 2019 11:46 AM
To: Jennie Fenrich
Subject: FW: Costco Binding Site Plan/LUA2019-156 - Public Comment

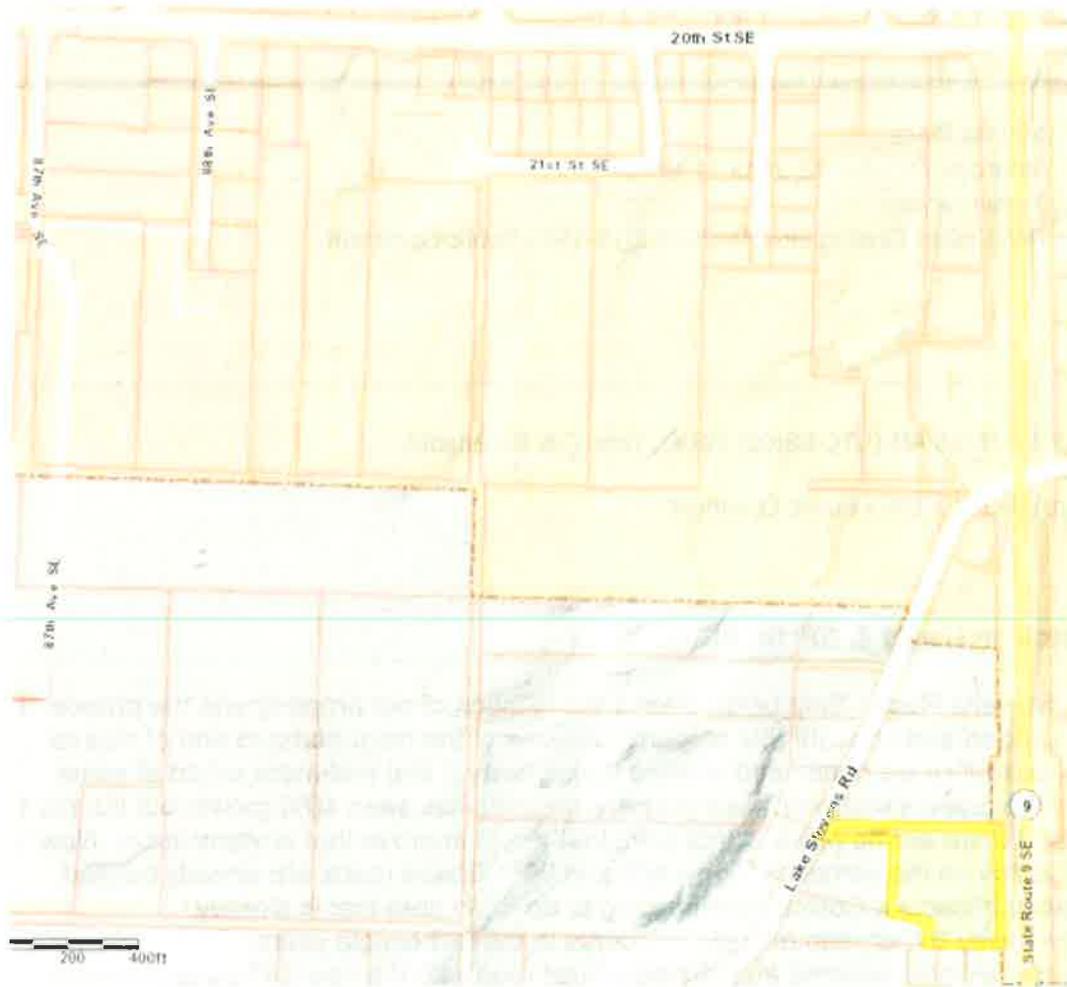
From: Dave & Carol Haire
Sent: Saturday, October 12, 2019 11:45:58 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco Binding Site Plan/LUA2019-156 - Public Comment

Melissa Place,

We oppose the planned Costco on Hwy 9 & 20th St. SE

I am a homeowner on S. Lake Stevens Road. Snip below shows the location of our property and the proposed Costco site. 5 years ago my husband and I bought this property because of the neighborhood and of course we love the house. Obviously we realize we purchased a home on Highway 9 and that there would at some point likely be development. In the 5 years that we have lived here the area has seen 40% growth but the road infrastructure has not kept up and there are no plans at this point that would improve that anytime soon. Now you are considering putting a Costco on the corner of Highway 9 and 20th. These roads are already backed up. I cannot begin to imagine what impacts a Costco here is going to do to an area that is already congested. Also, this area of Highway 9 has seen multiple accidents in the last couple years. S Lake Stevens road does not have sidewalks and will now become an extremely busy road with the new 24th Street added. With the intersections of 20th & HWY9 and the intersection of 32nd and HWY9 already close to each other you will be adding another very busy intersection right in the middle? Also I heard you may cut off access to HWY 9 from S Lake Stevens Road. Increased traffic on 20th (E. Hewitt), Hwy 9, South Lake Stevens Rd, Cavalero Rd. and 87th Ave/Sinclair, possibly even 32nd St. as people try to avoid the backups on 20th.

Please, do what you can to keep this Costco from being developed in this location. While it may be good for Costco and possibly for City Taxes, it's a really bad idea for our community.



Jennie Fenrich

From: Melissa Place
Sent: Saturday, October 12, 2019 12:09 PM
To: Jennie Fenrich
Subject: FW: Location of Proposed Costco Development

From: John Moore
Sent: Saturday, October 12, 2019 12:09:18 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Location of Proposed Costco Development

I am opposed to the proposed Costco development located west of Hwy 9, between 20th St. and S. Lake Stevens Road. I live on 32nd Street SE about a half mile from the proposed site. I recognize that the proposed Costco site is within the Lake Stevens city limits and is zoned by the city for commercial development, but across the street is a rural neighborhood. The rural streets of this neighborhood are without road shoulder, or sidewalks. And in fact most of these streets have drainage ditches on both sides. I often walk these streets and as a pedestrian, prepare myself to jump into the ditch whenever a car passes.

My point being, that the proposed Costco development is sure to add significant traffic to these roads and I don't see any plans to fill in these ditches to create shoulders and sidewalks for pedestrian traffic.

John Moore

9220 32nd St SE

Lake Stevens, WA

Jennie Fenrich

From: Melissa Place
Sent: Saturday, October 12, 2019 3:40 PM
To: Jennie Fenrich
Subject: FW: distribution list

From: Sally Jo Sebring
Sent: Saturday, October 12, 2019 3:35:38 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: distribution list

Hi Planner Place,

Another thing I noticed was that according to LSMC 14.16A.225.a.2 notices must be sent to any jurisdiction within a half mile of the project site. On the distribution list at the bottom of the notice, Snohomish County is not listed. As this is on or very near the city limit's boundary, notice should be sent to Snohomish County and they should be given 14 days to respond.

Thank you,
Sally Jo Sebring

Jennie Fenrich

From: Melissa Place
Sent: Saturday, October 12, 2019 10:41 PM
To: Jennie Fenrich
Subject: FW: Costco

From: Kelly Holderman
Sent: Saturday, October 12, 2019 10:40:53 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco

I support Costco @ Lake Stevens on Hwy 9 and 20th. Very excited to have Costco who will be a good neighbor.

Kelly Holderman
Snohomish

Hebrews 13:2 Do not forget to show hospitality to strangers, for thereby some have entertained angels unawares.

Jennie Fenrich

From: Melissa Place
Sent: Monday, October 14, 2019 5:56 AM
To: Jennie Fenrich
Subject: FW: costco

From: Thomas
Sent: Monday, October 14, 2019 5:55:39 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: costco

This household of 3 adults wants costco to come to Lake Stevens.
Yes it would bring jobs and tax dollars but it may also reduce traffic
on the hwy 2 trestle Because so many people are moving to this area.

Thomas Steenmeyer
812 Price Rd, Snohomish

Jennie Fenrich

From: Melissa Place
Sent: Monday, October 14, 2019 11:27 PM
To: Jennie Fenrich
Subject: FW: Costco Development

From: Joseph R
Sent: Monday, October 14, 2019 11:26:30 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Costco Development

Hello,

I wanted to voice support for the development of Costco. I would be very happy to see more services available in Lake Stevens. I currently take trips to Everett to shop at Costco every 1 -2 weeks. Nearly all of my shopping takes place outside of Lake Stevens. Having Costco would increase the amount of money flowing into our local economy. We are seeing the rapid growth and development of residential units without the services to support the growing population. This will also bring jobs to our community that wouldn't require commuting across the trestle.

Sincerely,

Joseph Roland

Jennie Fenrich

From: Melissa Place
Sent: Monday, October 14, 2019 1:00 PM
To: Jennie Fenrich
Subject: FW: Binding Site Plan/LUA2019-0156

From: Doug's Email
Sent: Monday, October 14, 2019 12:59:29 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Binding Site Plan/LUA2019-0156

Attn.: Melissa Place, I can not believe that this plan doesn't warrant a Public Hearing at this time. How is one supposed to get any answers to their questions? I was told by you that the July 11th Public Meeting would be for questions and answers. At the start of the meeting Russ Wright told the public to direct all of our questions directly to the Costco executives in the room. What a joke! That was not a Public Meeting. The associated map provided with the sight plan is as vague as it can be. What's to comment on? There are currently six Costco's within 20 miles of this location, we don't need another one. What are the "concessions" Lake Stevens city is having to make to Costco to get this store built? Lot's of questions and no answers.

In frustration,

Doug Turner

3201 S Lake Stevens Rd.

Lake Stevens 98258

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 15, 2019 8:08 AM
To: Jennie Fenrich
Subject: FW: Vote against proposed Costco

From: Sheril
Sent: Tuesday, October 15, 2019 8:07:50 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Vote against proposed Costco

I am against allowing Costco to be located in Lake Stevens. It is not a good land use, it would destroy a neighborhood. Traffic in the neighborhood and on 20th Ave and Hiway 9 would be a nightmare. The City of Lake Stevens mayor and city council do not care about its citizens. All they care about is tax revenue. I will not be voting for any incumbents.
Sheril Ward

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 15, 2019 11:08 AM
To: Jennie Fenrich
Subject: FW: Proposed Costco comments for the record.

From: Jeannette Maize
Sent: Tuesday, October 15, 2019 11:07:40 AM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Proposed Costco comments for the record.

Attention: Melissa Place, Senior Planner
City of Lake Stevens | Planning & Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257
425.622.9433 | mplace@lakestevenswa.gov

The City of Lake Stevens And Costco,

Progress at what price.

We are concerned neighbors who live beside **Moser Creek**, just downstream from the proposed Costco with **30-pump gas station** site. We have lived in our home for over 20 years. We have planted over 100 trees and plants to preserve this fairy tale-like niche within the woods. Today we have a healthy, forested wetland and creek system.

Moser creek is a Salmon bearing stream. Great blue heron, eagles, frogs, salamanders, owls, mountain beaver, opossum, raccoon, coyote, woodpeckers, songbirds, and rabbits, just to name a few, all thriving in this natural, healthy environment.

How will paving over these acres of natural habitat effect the forest, wetlands and Moser creek? What will be the inevitable consequences as they flow downstream.

How can the quantity and quality of the creek and surrounding wetlands be guaranteed?

Moser creek can and has overflowed its banks in heavy downpours. It has come close to but has not yet flooded our home. Can Costco and The City of Lake Stevens guarantee that the destruction and paving over of acres of forested land and wetlands will not affect the volume and course of Moser Creek and natural springs surrounding our home?

Can Costco and the City of Lake Stevens promise that we will never find a slick sheen of gasoline or parking lot run-off in the currently healthy ecosystem that we have tried to maintain?

The footprint and nature of Costco with a **30-pump gas station** is simply too much for this sensitive environment, and the consequences will be devastating for the wetlands, Moser Creek, fish and wildlife.

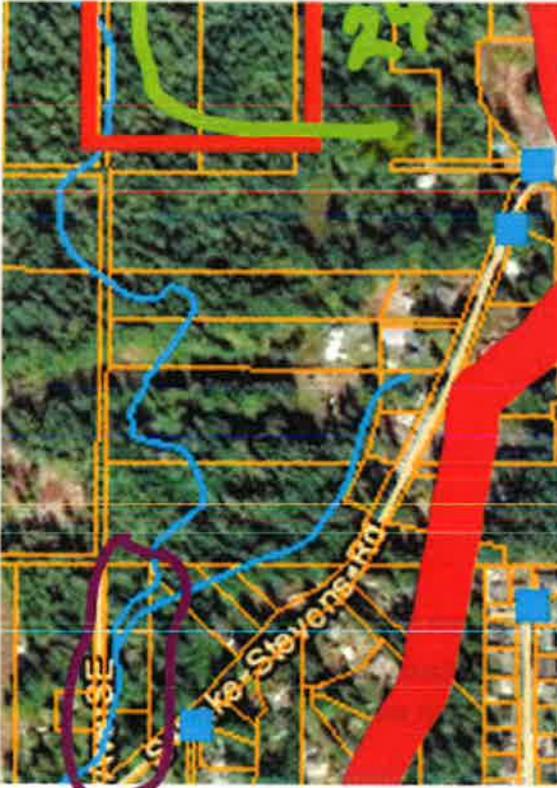
Other concerns include the increased noise and traffic on our rural roads and already over-capacity HWY 9 and 20th Street, and an overall diminished quality of life.

Concerned Neighbors,

Jeannette and Jason Maize

425-377-1749

2831 91st Ave SE, Lake Stevens WA 98258



We live on the corner of 91st Ave SE, and South Lake Stevens Road, just a few parcels south of proposed Costco site. I circled our parcels in purple.

Moser Creek, springs and tributaries merge together on our property; flooding already occurs seasonally, and during heavy rainfall.

Progress at what price...

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 15, 2019 3:01 PM
To: Jennie Fenrich
Subject: FW: Notice of Application - Costco Binding Site Plan LUA2019-0156—Citizen Response

From: Sue Grigsby
Sent: Tuesday, October 15, 2019 3:01:18 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Re: Notice of Application - Costco Binding Site Plan LUA2019-0156—Citizen Response

Greetings,

I am writing to express my 100% opposition to the proposal to site a Costco warehouse store near the intersection of Highway 9 and 20th Street SE.

I am not convinced that the community is in need of another Costco, with so many others available within 20 minutes drive.

I am not convinced that enough consideration has been made with regard to the natural resources currently found at the site—wildlife, water, vegetation, etc.

I'm not convinced that the city of Lake Stevens has done or will do enough to mitigate the traffic impact of this and the many other development projects currently underway or planned for within the city limits and the surrounding area.

I feel like the proposal to build a Costco at this location is a money grab by the city without providing adequate benefits to the many residents who have lived in this area for years and who will bear the brunt of the changes—with minimal benefits—should the Costco be approved and constructed.

For the record, I am a Costco member. But I do not believe that the 20th Avenue SE/Highway 9 intersection is a suitable location for yet another Costco warehouse.

Thank you,
Sue Grigsby

On Oct 1, 2019, at 8:54 AM, Melissa Place <mplace@lakestevenswa.gov> wrote:

Good morning, you are receiving this email as you are on the interested persons list for the Costco project. Please find attached a Notice of Application for a binding site plan for Costco in Lake Stevens. The comment period ends on October 15, 2019.

Thanks, Melissa

Melissa Place, *Senior Planner*
City of Lake Stevens | Planning & Community Development

1812 Main Street | PO Box 257
Lake Stevens, WA 98258-0257
425.622.9433 | mplace@lakestevenswa.gov

NOTICE: All emails and attachments sent to and from City of Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

My regular hours are Monday, Tuesday, and Thursday, 8:00 am to 5:00 p.m. I am not in the office on Wednesdays and Fridays. I will review your email upon my return. If you need immediate assistance, please contact jfenrich@lakestevenswa.gov or call 425-622-9430.

<LUA2019-0156 NOA Publication.pdf>

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 15, 2019 3:59 PM
To: Jennie Fenrich
Subject: FW: comments on LUA2019-0156 Costco Binding Site Plan

From: Sally Jo Sebring
Sent: Tuesday, October 15, 2019 3:54:58 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Cc: Jennie Fenrich
Subject: comments on LUA2019-0156 Costco Binding Site Plan

Planner Place,

Here are my comments regarding the Costco Binding Site Plan application:

1. Since previous applications are on hold pending response by the applicant to public comments and city review comments and re-submittal of requested reports, it seems inappropriate that the city would accept a new application, furthering the process. The city has indicated that comments made in May and June will be responded to once the applicant has responded to the city's review and requests for report re-submittals. To not have those responses available for the public before this next application is accepted and the comment period opened and closed does not provide adequate information for public participation.
2. The Binding Site Plan Submittal Checklist is only completed by staff, not the applicant, and a number of "Required Submittals", not including ones indicated as "(as applicable)" are marked by staff as "n/a" and were apparently not provided. No "Narrative" was apparently submitted with the application.
3. I'd ask the City to require the applicant to provide all required documentation, re-issue a notice of application, and provide an additional comment period.
4. I'd ask the City to require a third party critical areas consultant peer review boundaries, classifications, habitat scoring, and buffers. These are significant wetlands with both the City and Costco highly invested in the outcomes.

I've heard so many positive things about Costco and how responsible they are. The way this process is going feels like they are determined to push this through with as little public process as possible. The way Costco is managing this process is tarnishing it's image in my eyes.

Thank you,
Sally Jo Sebring
1023 99th Ave SE
Lake Stevens WA 98258

Jennie Fenrich

From: Melissa Place
Sent: Tuesday, October 15, 2019 4:12 PM
To: Jennie Fenrich
Subject: FW: Comments Costco Binding Site Plan

From: rockinw1
Sent: Tuesday, October 15, 2019 4:11:32 PM (UTC-08:00) Pacific Time (US & Canada)
To: Melissa Place
Subject: Comments Costco Binding Site Plan

To whom it may concern:

We see only negative impacts from the proposed development of Costco at SR9 and S. Lk. Stevens Rd, Lake Stevens.

The City of Lake Stevens and Costco continue to pursue this development at this location even thou they have heard and have received opposition from many citizens of the City of Lake Stevens and Snohomish County. It seems they are focused on the monetary gains rather than the impacts to the land, community and quality of life.

During and since the public meeting on July 11, 2019, the City has failed to post on their website citizen questions and concerns raised at the public meeting with answers as promised. They avoid specific answers and fail to communicate the City process from one step to the next, in what seems as an attempt to secretly go thru the process ignoring and eliminating any involvement from concerned parties.

According to audio of 10/8 council workshop meeting, the City plans to include city revenue from Costco in their budget prior to the development approval. This conveys the message they plan to approve the development disregarding any reported development impacts from wetland disruption, loss of endangered fish found in property creeks, and destroying portions of the watershed. To them there is no adverse environmental impact. How can that be?

The City of Lake Stevens is not a good neighbor to Snohomish County residents.

They continue to approve housing developments generating more and more traffic and congestion. They don't seem to care how much growth they allow, how much traffic and congestion they create. They completely ignore it. Then they have the audacity to try push even more traffic into what is left of a county residential neighborhood, generating traffic studies as if the traffic meets allowed standards. They have no consideration for what used to be quite bedroom communities. People want to enjoy their home, be able to sleep without being woke up by traffic noise, feel safe walking to their neighbors without being run over; and have access to and from their home without sitting in their driveway waiting for a break in traffic. They don't want to loose their direct access to SR9 or fight more traffic generated by a new Costco with a roundabout bringing even more traffic down the S. Lk Stevens Rd.

For example, from the SR9 and S. Lk Stevens Rd intersection there are at times over 175 vehicles heading west on the S. Lk. Steven's Rd between 6:30am and 7:00am. At 7:30am the traffic on SR9 going south towards Snohomish is backed up almost to 20th St SE. From 7:30am - 8:30am, it common to see 30-50 cars backed up on Caverlaro Rd waiting for the light. From the SR9 and S. Lk. Stevens Rd intersection at 5:25pm, SR9 traffic is bumper to bumper north bound moving very slowly well past 20th St SE to the north and is still bumper to bumper all the way to the Snohomish Bickford Ave turn off and beyond. These are common situations. Sure doesn't match up with the traffic study for the Costco proposal.

To summarize, we feel this is the wrong location for Costco. We need City, State and County government to work together to control growth and develop infrastructure to support the development impacts we have today, not generate more.

Respectly submitted,

Marilyn and Bill Webber

Sent from my Verizon Wireless 4G LTE Tablet

from my Verizon Wireless 4G LTE Tablet

Melissa Place

From: Cary Allen <caryleeallen@gmail.com>
Sent: Friday, October 18, 2019 10:07 AM
To: Melissa Place
Subject: Costco Binding Site Plan and Development Agreement

Dear Ms. Place,

This is to follow up on the phone message I just left with you. I have a couple of questions about the Costco application.

1. Where in the process is the decision on the Binding Site Plan? That is, when is a decision on that expected?
2. What is the appeal process and time line for that decision?
3. Is there a draft Development Agreement at this time, and where in the process is that agreement? If there is a draft agreement, could you please send it to me, or let me know where to access it on the City website?

Thank you very much,

Cary Allen

Melissa Place

From: roger.26@frontier.com
Sent: Friday, October 18, 2019 5:05 PM
To: Melissa Place

I say no to Costco moving in.

Sent From My Sprint Phone.

Melissa Place

From: chandu s <chandus841@gmail.com>
Sent: Tuesday, October 29, 2019 10:55 PM
To: Melissa Place
Subject: I support Costco in Lake Stevens

I strongly support Costco in Lake Stevens, it brings more jobs in my city. Can't wait for it.

Thanks

