



# NOTICE of FILING

## LAND USE REQUEST AFFECTING THIS AREA

*There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.*

*Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.*

<b>CASE NUMBER:</b>	Class 3 Site Plan Review / Class 2 Driveway Approach Permit Case No. SPR-DAP22-46
<b>PROPERTY LOCATION:</b>	4005 Hagers Grove Road SE & 3997 Carson Dr SE, Salem OR 97317
<b>NOTICE MAILING DATE:</b>	November 10, 2022
<b>PROPOSAL SUMMARY:</b>	Development of gas station and retail building with associated modifications on two properties.
<b>COMMENT PERIOD:</b>	<b>All written comments must be submitted to City Staff no later than 5:00 p.m., Monday, November 28, 2022. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.</b>
<b>CASE MANAGER:</b>	<b>Jamie Donaldson, Planner II</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: <a href="mailto:jdonaldson@cityofsalem.net">jdonaldson@cityofsalem.net</a>
<b>NEIGHBORHOOD ASSOCIATION:</b>	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i>  Southeast Mill Creek Association (SEMCA), Alan Rasmussen, Land Use Chair; Phone: 503-930-1968; Email: <a href="mailto:arasmussen@modernbuildingsystems.com">arasmussen@modernbuildingsystems.com</a> .
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA TO BE CONSIDERED:</b>	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 804.025(d) – Class 2 Driveway Approach Permit  Salem Revised Code (SRC) is available to view at this link: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>PROPERTY OWNER(S):</b>	Harender Dhaliwal, AVI LLC (Inderjit Dhaliwal, Talwainder Dhaliwal)
<b>APPLICANT(S):</b>	Leonard Lodder, Studio 3 Architecture Inc. on behalf of AVI LLC
<b>PROPOSAL REQUEST:</b>	A Class 3 Site Plan Review and Class 2 Driveway Approach Permit for development of a gas station and retail building on a 0.67-acre property at 4005 Hagers Grove Road SE (Marion County Assessor Map and Tax Lot 082W06AB / 10000); in conjunction with construction of a new oil change facility and associated modifications to the existing development on the abutting 0.92-acre property at 3997 Carson Drive SE (Marion County Assessor Map and Tax Lot 082W06AB / 10100) located in the CR (Retail Commercial) zone.
<b>APPLICATION PROCESS:</b>	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
<b>MORE INFORMATION:</b>	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at <a href="https://permits.cityofsalem.net">https://permits.cityofsalem.net</a> . You can use the search function without registering and enter the permit number listed here: 22-117591. Paper copies can be obtained for a reasonable cost.

**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE**  
**For more information about Planning in Salem:**  
<http://www.cityofsalem.net/planning>

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.*

TTD/TTY telephone 503-588-6439 is also available 24/7

# REQUEST FOR COMMENTS

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

**REGARDING:** Class 3 Site Plan Review / Class 2 Driveway Approach Permit Case No. SPR-DAP22-46

**PROJECT ADDRESS:** 4005 Hagers Grove Road SE & 3997 Carson Dr SE

**AMANDA Application No.:** 22-117591-PLN

**COMMENT PERIOD ENDS:** Monday, November 28, 2022 at 5:00 P.M.

**SUMMARY:** Development of gas station and retail building with associated modifications on two properties.

**REQUEST:** A Class 3 Site Plan Review and Class 2 Driveway Approach Permit for development of a gas station and retail building on a 0.67-acre property at 4005 Hagers Grove Road SE (Marion County Assessor Map and Tax Lot 082W06AB / 10000); in conjunction with construction of a new oil change facility and associated modifications to the existing development on the abutting 0.92-acre property at 3997 Carson Drive SE (Marion County Assessor Map and Tax Lot 082W06AB / 10100) located in the CR (Retail Commercial) zone.

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

**Comments received by 5:00 p.m., Monday, November 28, 2022**, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

**CASE MANAGER:** Jamie Donaldson, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: [jdonaldson@cityofsalem.net](mailto:jdonaldson@cityofsalem.net).

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

**PLEASE CHECK THE FOLLOWING THAT APPLY:**

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name/Agency: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Date: \_\_\_\_\_

**IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM**

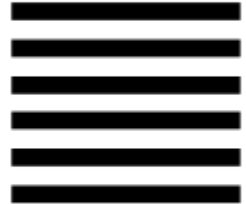


NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

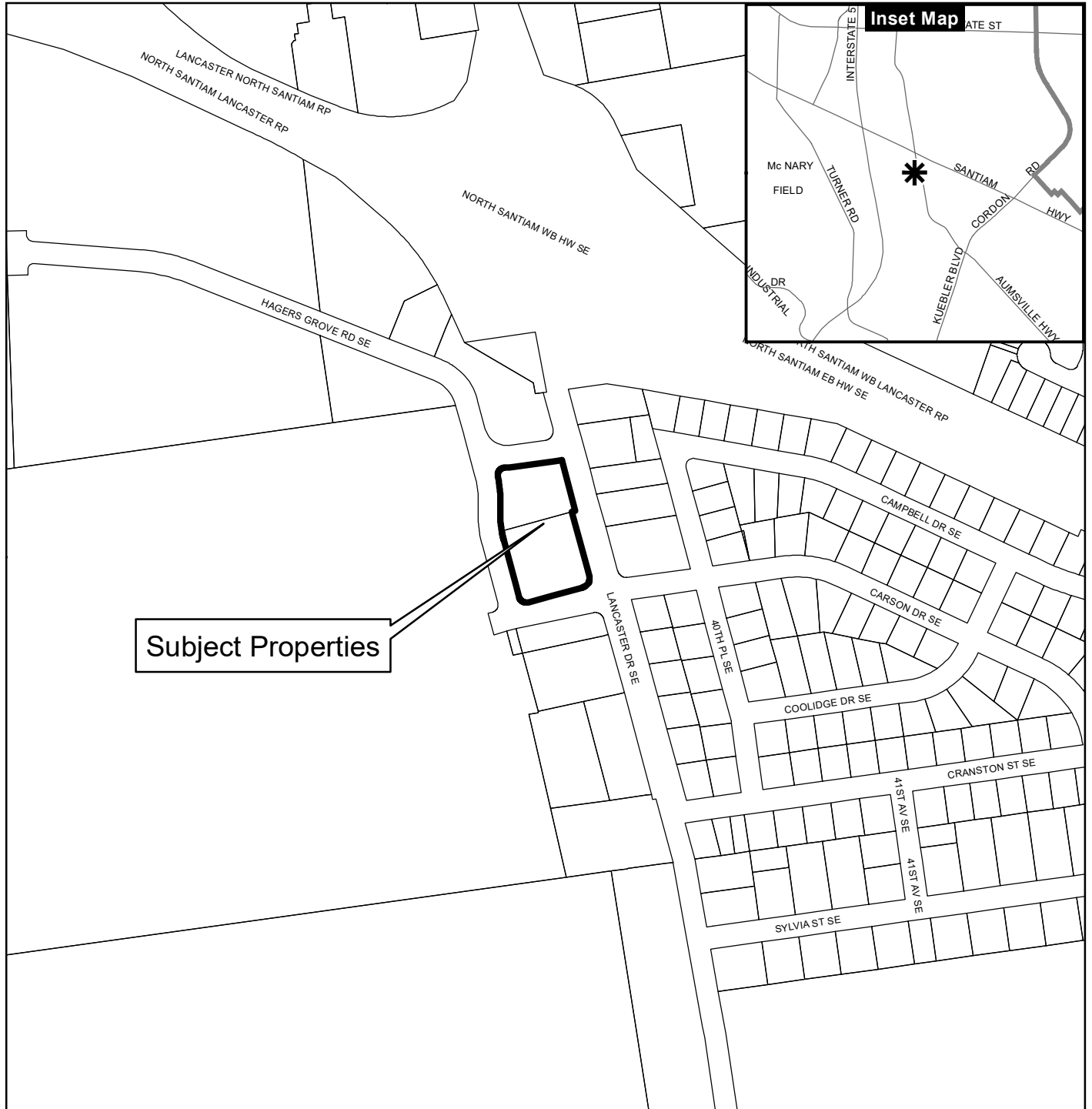
POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION  
CITY OF SALEM RM 305  
555 LIBERTY ST SE  
SALEM OR 97301-9907










# Vicinity Map

## 3997 Carson Dr SE & 4005 Hagers Grove Rd SE



Subject Properties

### Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



0 100 200 400 Feet



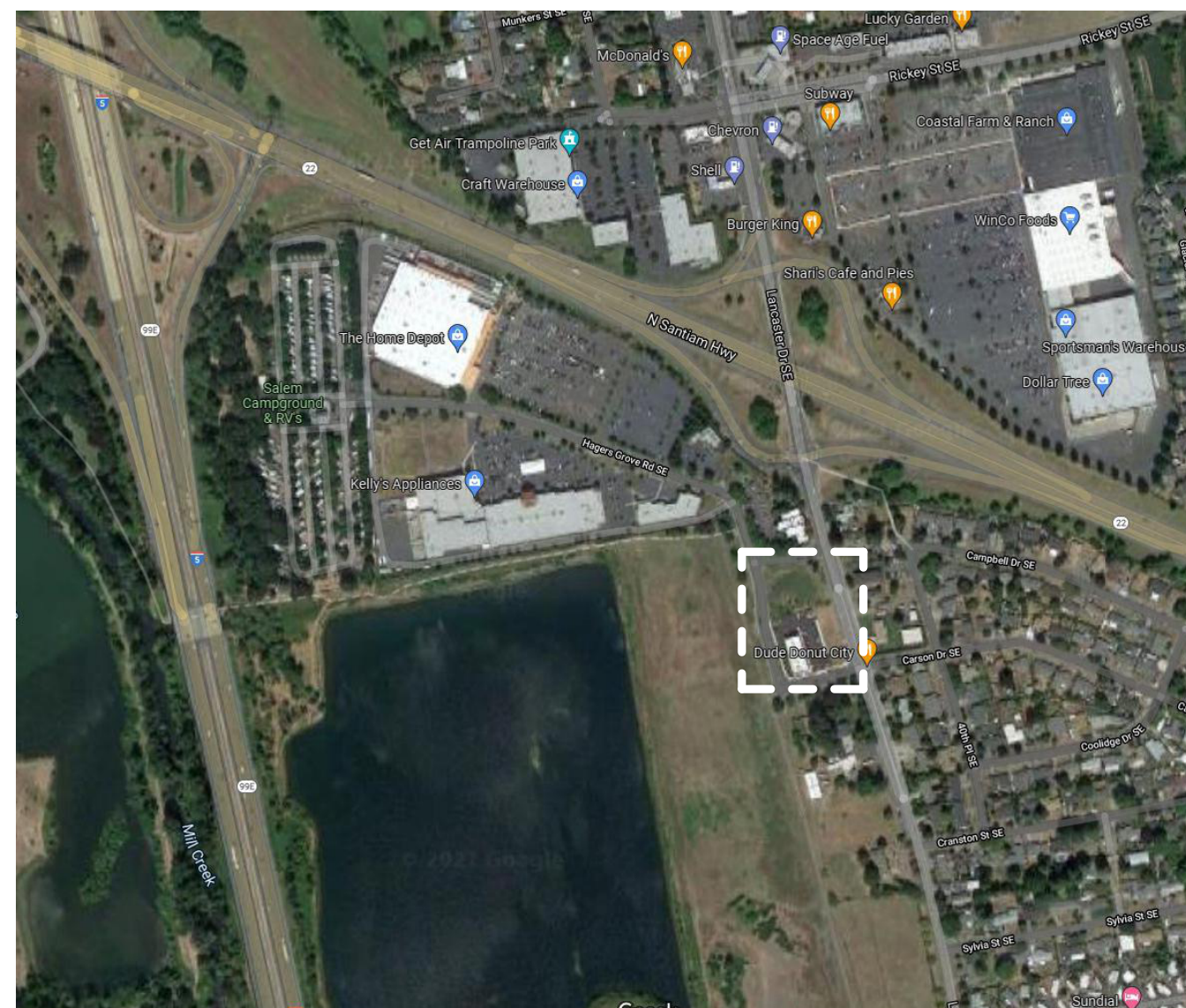
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

# Stop-N-Save Gas

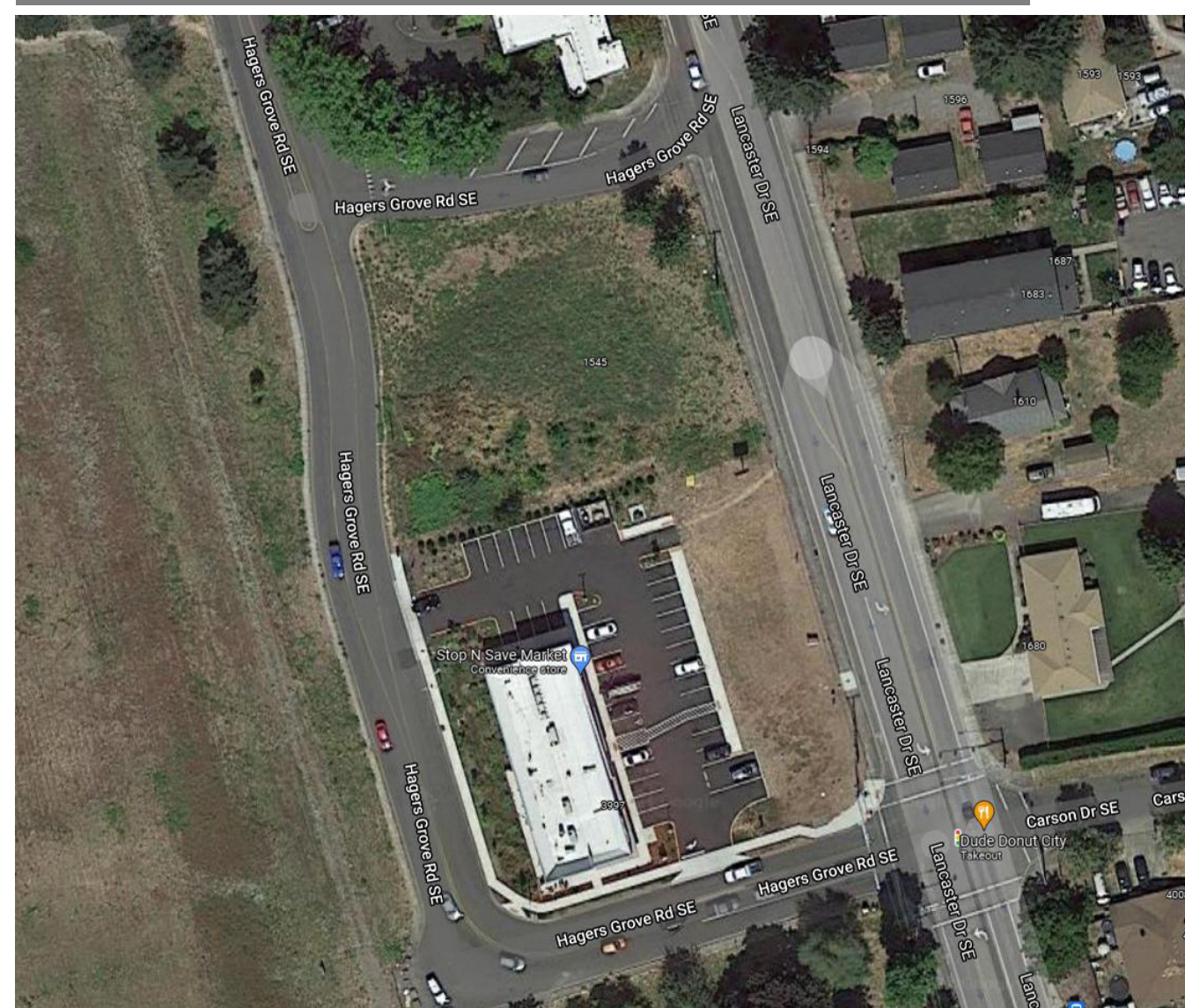
## New Gas Station and C-Store

3997 Carson Dr SE Salem OR 97317

### VICINITY IMAGE:



### SITE IMAGE:



### DRAWINGS LIST:

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Revision Description	Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Revision Description
<b>GENERAL DRAWINGS</b>									
G0.01	COVER SHEET	01/09/2020							
G0.02	GENERAL NOTES	01/09/2020							
G3.01	PERSPECTIVE VIEWS	01/09/2020							
<b>CIVIL ENGINEERING DRAWINGS</b>									
C2.0	GRADING AND DRAINAGE PLAN	01/17/22							
C3.0	UTILITY PLAN	01/17/22							
<b>ARCHITECTURAL DRAWINGS</b>									
A1.01	SITE PLAN	01/09/2020							
A1.02	SITE PLAN - EXISTING CONDITIONS	01/12/22							
A5.01	EXTERIOR SITE PLAN DETAILS	01/09/2020							

### PROJECT TEAM:

**OWNER:**  
Inderjit Dhaliwal  
Stop N Save No. 12  
2433 NW Broadway St. Albany, OR 97321  
P: 503.999.6545 E: hkeur@hotmail.com

**ARCHITECT:**  
STUDIO 3 ARCHITECTURE, Inc.  
275 Court Street St. NE Salem OR 97303-3442  
P: 503.390.6500  
Project Architect: Leonard Lodder, AIA, LEED AP  
D: 971.239.0207  
E: leonard@studio3architecture.com  
W: www.studio3architecture.com

**CIVIL ENGINEERING:**  
WESTECH ENGINEERING, Inc.  
3841 Fairview Industrial Dr. SE, Suite 100 Salem OR 97302  
Josh Wells, P.E.  
P: 503.585.2474 E: jwells@westech-eng.com

**LANDSCAPE ARCHITECT:**  
LAURUS DESIGNS, LLC  
1012 Pine Street Silverton OR 97381  
Laura A. Antonson, LA  
P: 503.784.6494 E: laura\_a\_antonson@hotmail.com

**STRUCTURAL ENGINEERING:**

### SYMBOL LEGEND:

<b>ELEVATION DATUM:</b>	<b>WINDOW TYPE:</b>
100.00 F.F.E.	REFER TO WINDOW ELEVATIONS SHOWN ON DRAWINGS A5.1X
<b>SECTION REFERENCE:</b>	<b>DOOR NUMBER</b>
FILLED ARROW DENOTES BUILDING SECTION	DOOR SIZE OR NUMBER
OPEN ARROW DENOTES WALL SECTION/DETAIL	100A
DETAIL NUMBER	<b>PLAN NOTE DESIGNATION</b>
SHEET NUMBER	PLAN OR SIDE NOTE NUMBER
SIDE NOTE IF REQUIRED	MARK OR DIAGONAL NOTE NUMBER
<b>ELEVATION REFERENCE:</b>	REVISION NUMBER
ELEVATION NUMBER OR DESIGNATION AS OCCURS	<b>ROOM TITLE ± NUMBER:</b>
SHEET NUMBER	ROOM NAME
<b>DETAIL REFERENCE:</b>	ROOM NUMBER
DETAIL NUMBER	<b>WALL TYPE MARK:</b>
SHEET NUMBER	WALL OR PARTITION CONSTRUCTION TYPE. SEE LEGEND.
SIDE NOTE IF REQUIRED	
DETAIL CUT LOCATION IF SHOWN	

PROJECT # 2020-109  
DATE: 10/14/2022  
REVISIONS

Stop-N-Save Gas  
New Gas Station  
3997 Carson Dr SE Salem OR 97317

SHEET:  
**G0.01**

IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2020-109  
DATE: 10/14/2022  
REVISIONS

**Stop-N-Save Gas  
New Gas Station**  
3997 Carson Dr SE Salem OR 97317

**SITE PLAN GENERAL NOTES:**

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

**SITE DEVELOPMENT CODE REVIEW:**

- SITE AREA: 67,798.91 sf = 1.5564ac
- ZONING: CR Commercial Retail
- COMPREHENSIVE PLAN: COM
- BUILDING AREAS:
- BLDG 1 RETAIL: 5,918 sf
  - BLDG 2 RETAIL: 4,312 sf
  - BLDG 3 FUEL CASHIER: 252 sf
  - BLDG 4 OIL CHANGE: 1,888 sf
  - TRASH ENCLOSURE: 448 sf
- PARKING:
- COMMERCIAL USES: 1/250sf REQ'D
  - MOTOR VEHICLE SERVICES: 1/900sf REQ'D
  - BLDG 1 RETAIL: @ 5,918sf/250sf = 23.672spaces
  - Stor Container: @ 320sf/250sf = 1.28spaces
  - BLDG 2 RETAIL: @ 4,312sf/250sf = 17.248spaces
  - BLDG 3 CASHIER: @ 252sf/900sf = 0.280spaces
  - BLDG 4 OIL: @ 1,888sf/900sf = 2.098spaces
  - FUEL CANOPY: @ 2,820sf/900sf = 3.133spaces
- Total Parking Req'd = 47.71 spaces.  
Total Parking Provided: = 48spaces.  
20 spaces are Compact, and indicated as such.  
28 spaces are Full Size.
- BIKE PARKING:
- 1 SPACES PER 3,500 sf, or MINIMUM 4 SPACES
  - THEREFORE PROVIDE 4 BIKE PARKING SPACES.
- LOADING SPACES:
- FOR BUILDINGS BETWEEN 5,000 sf TO 60,000 sf PROVIDE 1 SPACE.
  - LOADING SPACE SIZE: 12'-0" x 40'-0" WITH ACCESS TO STREET OR ALLEY.
  - LOADING SPACE IS COINCIDENT WITH AREA SET ASIDE FOR SOLID WASTE VEHICULAR ACCESS AND MANAGED TO ENSURE TWICE WEEKLY WASTE REMOVAL ACCESS.
- MAXIMUM BUILDING HEIGHT:
- PER S.R.C. TABLE 522.5, MAX BUILDING HT IS 50ft.
  - NO STRUCTURE ON THE SITE EXCEEDS 50FT IN HEIGHT.
  - EXISTING RETAIL BUILDING REACHES 28ft. NEW STRUCTURES ARE NOT YET FULLY DETERMINED BUT WILL BE LESS THAN 28ft IN HEIGHT.

**SITE AREA CALCULATIONS**

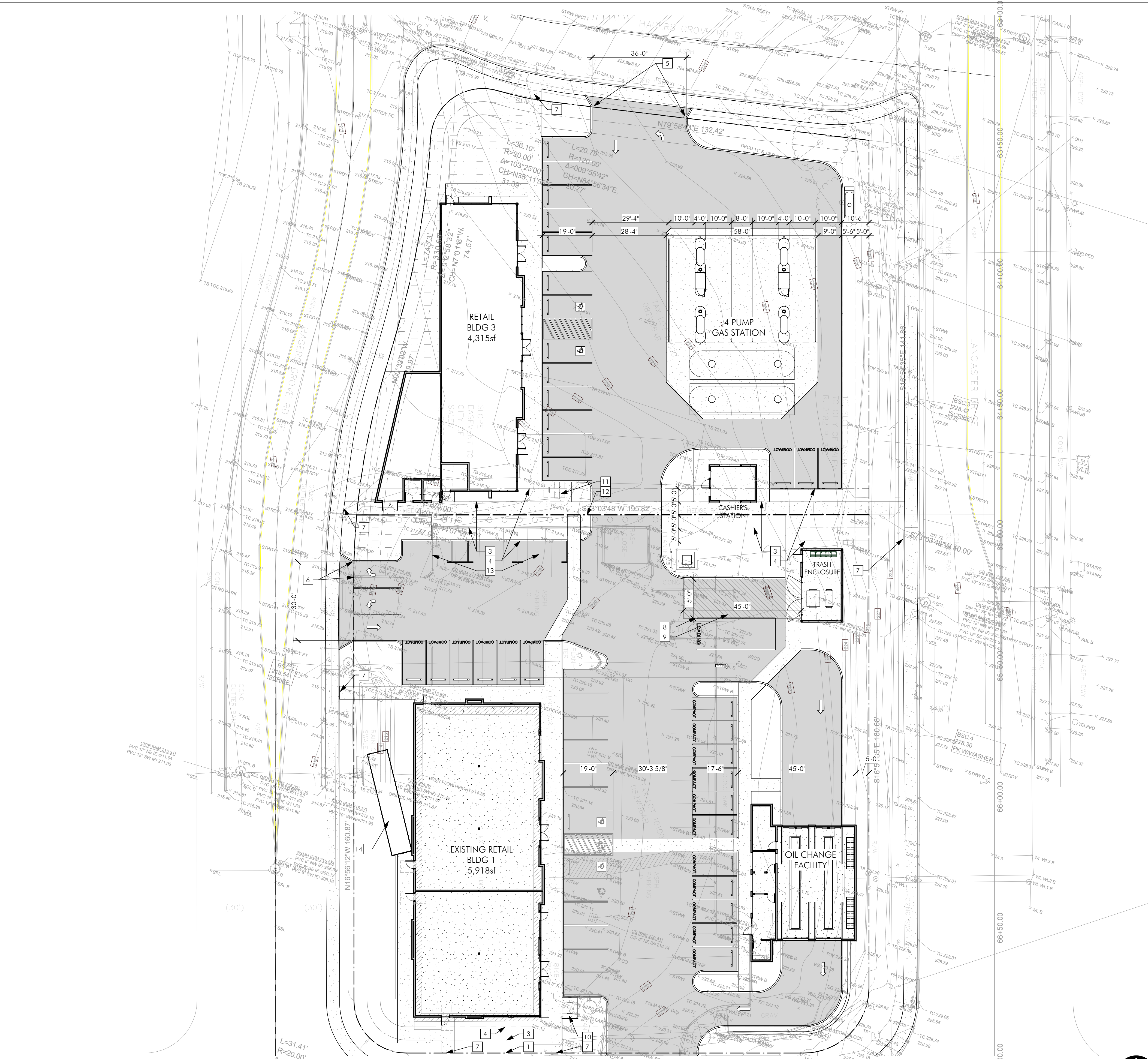
DESCRIPTION	AREA sf	PERCENT	REMARKS
<b>BUILDINGS</b>	<b>12,690.00</b>	<b>18.72%</b>	
LANDSCAPING	14,889.00	21.96%	
ASPHALT PAVING	28,907.72	42.64%	
ACCESSORY STRUCTURES	448.00	0.66%	TRASH ENCLOSURE
CONCRETE SIDEWALKS	6,446.01	9.51%	
CONCRETE CURBS	713.38	1.05%	
CONCRETE RE-FUELING PAD	4,024.80	5.94%	
MISCELLANEOUS	-320.00	-0.47%	Landscape under Raised Storage Container
<b>8</b>	<b>67,798.91</b>	<b>100.00%</b>	

**CANOPY AREA CALCULATIONS**

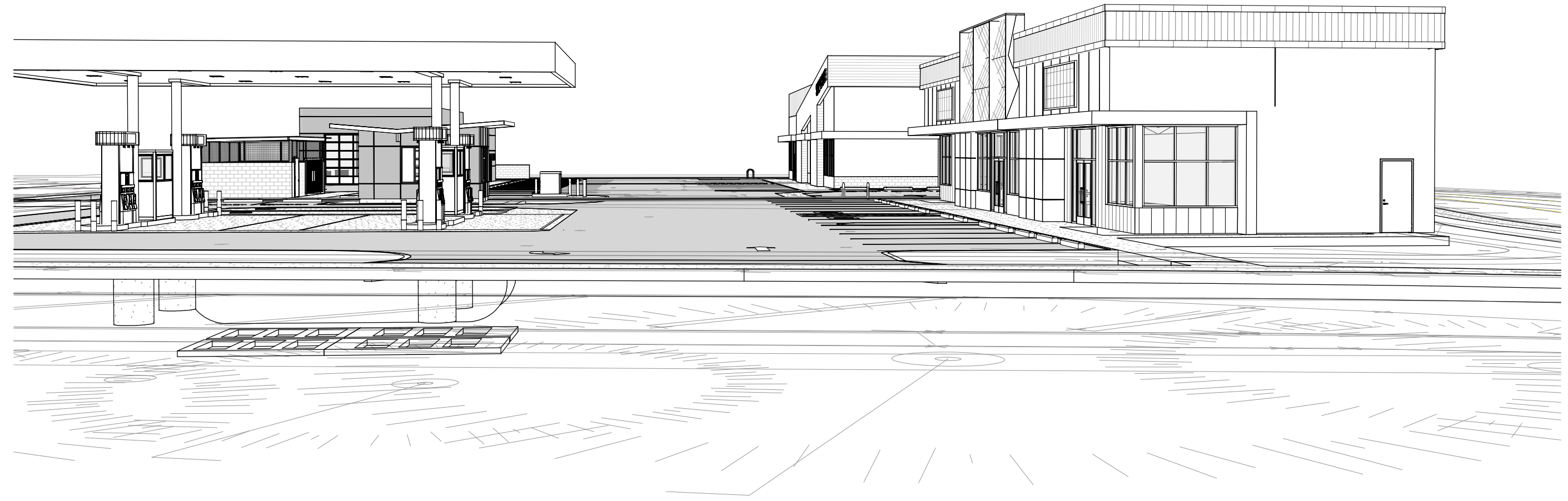
COVER DESCRIPTION	COVER AREA sf	PERCENT	COVER REMARKS
RE-FUELING CANOPY	2,820.00	91.21%	
BUILDING OVERHANGS	271.88	8.79%	
<b>2</b>	<b>3,091.88</b>	<b>100.00%</b>	

**SITE PLAN NOTES:**

- PROPERTY LINE
- RIGHT OF WAY DEDICATION
- BUILDINGS SETBACK LINE
- VEHICLE USE AREA SETBACK LINE
- NEW DRIVEWAY PERMIT, LEFT OUT, LEFT IN, ONLY.
- DRIVEWAY PERMIT, WIDEN DRIVEWAY TO 36'-0" WIDTH TO PROVIDE LEFT AND RIGHT OUT LANES.
- PEDESTRIAN CONNECTION POINT TO NEW OR EXISTING CITY SIDEWALK.
- 45L x 15W x 14H SOLID WASTE VEHICLE OPERATION AREA.
- 30L x 12W x 14H LOADING SPACE SHOULD BE COINCIDENT WITH SOLID WASTE VEHICLE OPERATION AREA, BUT CITY PLANNERS CAN'T SEEM TO SEE HOW THAT IS PERMITTED BY THE DEVELOPMENT CODE.
- 4 EXISTING BICYCLE PARKING SPACES.
- 4 NEW BICYCLE PARKING SPACES.
- EXISTING PROPERTY LINE BETWEEN TAX LOT 10,000 AND TAX LOT 10,100 TO REMAIN
- PARALLEL PARKING SPACES NECESSITATED BY CITY OF SALEM ADDITIONAL SETBACK FOR VEHICLE USE AREAS.
- STORAGE SHIPPING CONTAINER FOR EXISTING C-STORE, MOUNTED ON STEEL FRAME ABOVE EXISTING LANDSCAPING AT WEST RAISED ACCESS WALK. AREA UNDER WILL HAVE 5 TO 7 FEET CLEAR HT.

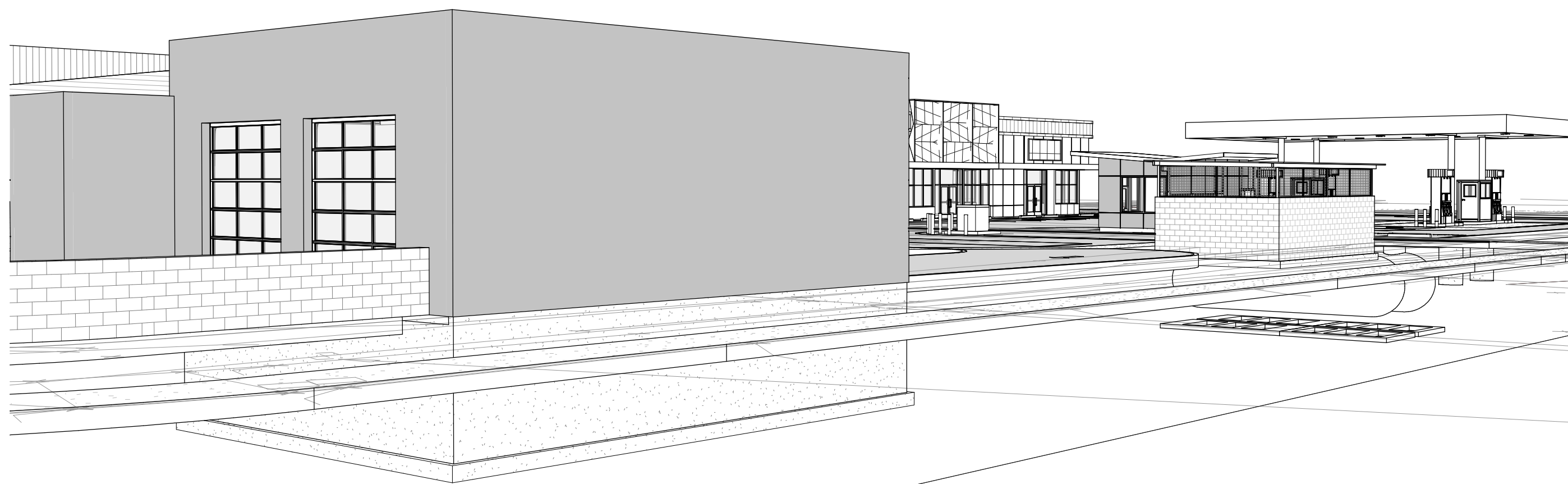


**1 SITE PLAN**  
0' 5' 10' 20' 40' 60' 1" = 20'-0"



1 3D View 3

2 3D View 4



4 3D View 1

3 3D View 2