

## Shelby Guizar

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**From:** Shelby Guizar  
**Sent:** Monday, March 10, 2025 8:38 AM  
**To:** planning@cherriots.org; Ken Spencer  
**Cc:** Britany Randall  
**Subject:** FW: Notice of Land Use Application  
**Attachments:** US Market Neighborhood Contact Letter.pdf; 2025.2.11 Site Plan.pdf

Hi Cherriots and PGE,

I forgot to include you on the notice below. Let me know if you have any questions.

Thank you!

**Shelby Guizar**

BRAND  
*Land Use*

**Project Manager**

Office: (503) 370-8704

Cell: (503) 509-0545

Place: 1720 Liberty Street SE

Salem, OR 97302

[www.brandlanduse.com](http://www.brandlanduse.com)

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**From:** Shelby Guizar  
**Sent:** Monday, March 10, 2025 8:36 AM  
**To:** 'southgateway@salemneighbors.org' <southgateway@salemneighbors.org>; sidrakdragon@live.com; 'lizbackermna@gmail.com' <lizbackermna@gmail.com>  
**Cc:** Britany Randall <britany@brandlanduse.com>  
**Subject:** Notice of Land Use Application

Dear Neighborhood Chairs and Co-Chairs,

Please find notice of a site plan review and adjustments within or abutting your neighborhood attached. The proposal includes a new convenience store with fueling pumps and associated site improvements on undeveloped land. A detailed site plan has been included in the attached letter. If you have questions, please feel free to contact us.

Thank you,

**Shelby Guizar**

# BRAND

## *Land Use*

### **Project Manager**

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Place: 1720 Liberty Street SE

Salem, OR 97302

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## Notice of Land Use Application Submittal

March 10, 2025

### South Gateway Neighborhood Association

Greg Macdonald  
[southgateway@salemneighbors.org](mailto:southgateway@salemneighbors.org)

### Adjacent Neighborhood Association: Morningside Neighborhood Association

Pamela Schmidling  
[sidrakdragon@live.com](mailto:sidrakdragon@live.com)

Liz Backer  
[Lizbackermna@gmail.com](mailto:Lizbackermna@gmail.com)

**RE: Site Plan Review and Adjustments for property identified as Marion County Map and Tax lot Number 083W12C002201**

Dear Chairs and Land Use Chairs,

We are reaching out to you regarding a project within the boundaries of, or adjacent to, your Neighborhood Association.

The applicant/property owners are seeking approval of site plan review and adjustments. The purpose of the project is to develop a new 5,218 square foot convenience store and eight fueling stations with associated parking and site improvements.

This application will be processed using Type II procedures. The neighborhood association, property owners, and tenants within 250-feet of all portions of the property will receive notice of the application and have an opportunity to provide comments.

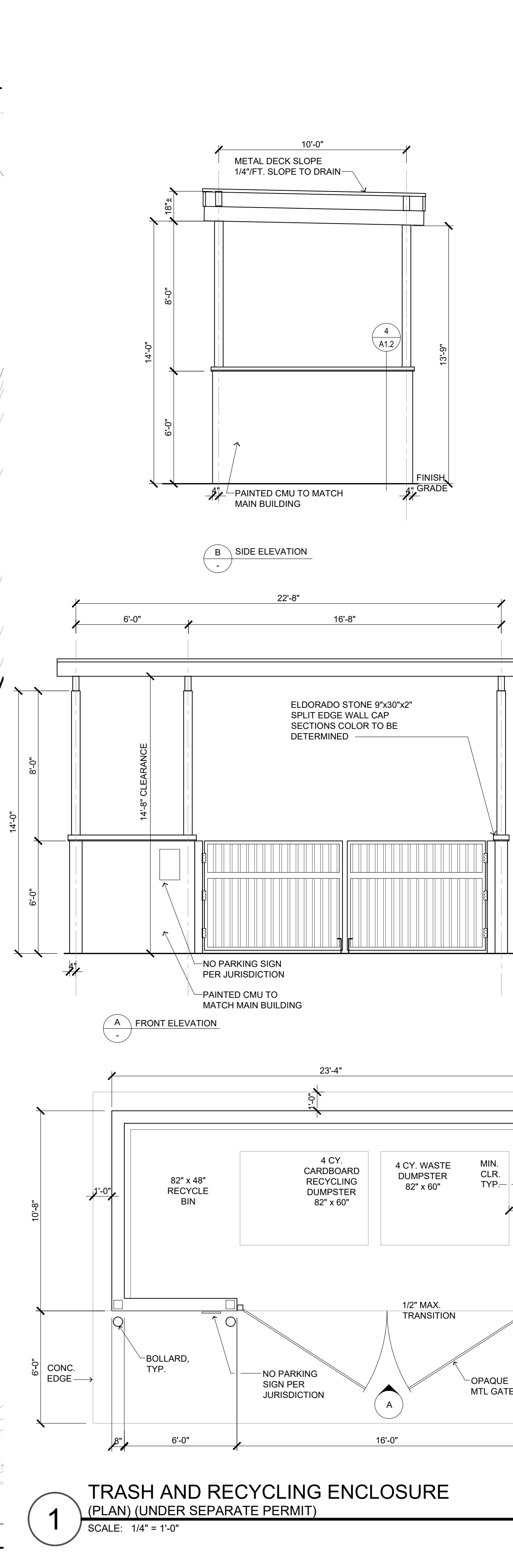
We hope that you find this letter and attached conceptual plan informative. If you have any questions regarding this notice, please [contact the applicant's land use representative.](#)

Thank you.

**Applicant Information**  
Mosaic Development Services LLC

**Applicant Representative Information**  
BRAND Land Use, LLC | Brittany Randall  
Ph: 503-680-0949  
[Britany@BRANDlanduse.com](mailto:Britany@BRANDlanduse.com)





MU-III – Mixed Use III		Required	Proposed
Table 535-2	Minimum Lot Size:	None	43,056 SF (0.99 AC)
Table 535-3	Setbacks	5' min 30' max  Up to the first 10 ft of the setback area can be used exclusively for pedestrian amenities  At least 50 percent of the remaining setback area must be landscaped.	North Setback – 15'-5" South Setback – 6'-0" West Setback – 10'-0" East Setback -
Table 535-5	Lot Coverage:  Max. Height:	No Max.  70'	1 Story – 35' max.
Table 535-5 (e) (3)	Min Landscaping	Min 15% of development site (6458 SF)	7169 SF Landscape Provided
Table 535-5 (e) (4)	Gas Station Min Landscaping	1 Plant Unit (PU) per 16 SF of Landscaped Area	408 Plant Units Provided for 6458 SF required Landscape Area
Table 807-1 806.035	Landscape Types Type A	Min. 1 PU per 16 sq. ft. of landscaped area  Required Screening - None	408 Plant Units Provided for 7169 SF Landscaped Area
Table 806-1	Maximum Off-street Parking:  Retail Sales: 1 per 200 SF	<ul style="list-style-type: none"> <li>5,178 SF C-Store for Gas Station: 5,178/200 = 25.89 26 Total</li> </ul>	26 Standard
Table 806-2	Parking Space Dimensions	Compact: 8' x 15' Standard: 9' x 19'	26 Standard
Table 806-4	Off-Street Parking Area Landscaping	12,087 SF – Min 5% (604 SF)	1469 SF Provided
Table 806-9	Bicycle Parking	Retail Sales: 4 spaces  Max % of Long-term spaces allowed: 25%	5 stalls provided 0 Long Term
Table 806-10	Minimum Bicycle Parking Space Size	Standard: 2' x 6' Side-by-side: 1.5' x 6'	5 stalls provided
806.015(c)	Compact: 8' x 16'	75% allowed	No compact provided
8.0510.8	Loading Zone:	Min: 1 (12'x30') loading zone req'd (Total Retail Sales and Service buildings: 5,000 SF-60,000 SF)	1 Provided

