

Forty Five Coffee, Inc. DBA Cerberus Coffee
EIN: 81-4611293
Co-Owner: Cody Gordon
PO Box 1047
Jacksonville OR, 97530

RE: Conditional Use Permit

Overview:

Cody Gordon and (I) Kristina Dolgin intend to open a coffee roasting facility in a warehouse currently being rebuilt at 618 S. Pacific Hwy by International Enterprises LLC. Cody has worked in the specialty coffee industry for 15 years, and together, he and I have been co-owners and operators of our successful cafe Cerberus Coffee in Jacksonville for 3 years. Roasting coffee in our own dedicated space and creating an accessible space for other small cafes and individuals to roast their own in an industry highly gatekept is our next aspiration. We hope to not only add to the general commerce of our neighboring town Talent, but to also create a coffee education institution for Southern Oregon and beyond while establishing roots in a community where we desire to open a second cafe location someday.

The Site Plan:

We are planning on renting the center bay of the warehouse being built at 618 S. Pacific Hwy, which is a 1500 square foot space, approximately a quarter of the building's total size. The remainder of the warehouse on our right will be used for our landlord's personal business and rented to a local artist on the left. Our business would have two entrances on the side of the building facing the road: a 14 ft. roll-up garage and an inward swinging door. Both entrances will be ADA accessible. We do not plan on making any modifications to the shared parking area or any other outdoor building space. A small sign with our company's logo will be added to the door following sign approval. The ADA accessible bathroom will take up 8 ft. by 8 ft. of space in the left rear of the rented space. The roasting space can be temporary and removable, as we will not be making any permanent modifications to the inside of the building. Walking into the rented space a hand sink will be on the left wall near the entrance, followed by a 3 compartment sink, a coffee tasting table, and the bathroom. The sink and bathroom will attach to an already existing sewer line and our cleaning solutions will be following regulatory guidelines. The 6 kilo coffee roaster will be located near the entrance on the right hand wall, followed by 2 tables used for packaging coffee, dry erase boards for internal communications and organization, and pallet racks for storing green coffee.

Ventilation for the coffee roaster will run vertically through the building and out the top of the approximately 25 foot roof near the front of the building through a 6 inch vent.

The Business Plan:

The roasting space will be an extension of our current business, Cerberus Coffee. This space will generally only be used within normal business hours Monday through Friday 9am to 5pm. During regular roasting operations 2 Cerberus staff will be on premises at a time for production, which will be one to two days a week initially. We envision small groups of under 15 people when opening the space for coffee and roasting classes and about 2 - 4 people when facilitating co-roasting sessions with other businesses in the community.

Ending Notes:

We believe we comply with all the City of Talent's Regulations.

We believe we comply with all of the City of Talents Regulations.

18.155.060 General criteria for approval.

In judging whether or not a conditional use permit shall be approved or denied, the planning commission shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable. A conditional use may be granted only if:

A. The proposed use is consistent with the city of Talent comprehensive plan.

We believe that our goals and mission is consistent with the Talent Comprehensive Plan.

B. The proposed use is consistent with the purpose of the zoning district.

The use is consistent with 18.60.050 N. for the Commercial Highway district. Manufacture of food products, pharmaceuticals, and the like, but not including the production of fish, meat or fermented foods such as vinegar, or the rendering of fats and oils, subject to the provisions and requirements of the IL (light industrial) zone.

C. The proposed use and development are found to meet the required findings of TMC 18.150.050, Required findings for approval of plan, set forth for approval of a site development plan review.

We believe that they do.

D. The proposed use will not adversely affect the livability, value, and appropriate development of abutting properties and the surrounding area, compared to the impact of uses that are permitted outright. Testimony of owners of property located within 250 feet of the boundaries of the property in question shall be considered in making this finding.

We do not anticipate any issues with neighbors for our coffee roasting operation. We will not be a retail establishment, will not be open to the general public, and will keep weekday daytime business hours. Coffee roasting does produce a smell akin to toasted bread but it is not considered to be an obnoxious odor. Our ventilation for our roaster will utilize a no-loss stack which will assist in directing any odor above the 28 ft point of termination and away from any nearby buildings. We are submitting an Intention to Build plan to the Department of Environmental Quality, with whom we have already been in contact. All of our emissions projections per DEQ calculations would fall significantly below their requirements for a permit even in the more stringent Medford-Ashland Air Quality Maintenance Area (AQMA).

E. All required public facilities have adequate capacity to serve the proposal. System development charges will be assessed at the time a building permit is issued. Additional SDCs will be assessed for changes in use that are more intense than a preexisting use.

All facilities we have will be adequate.

F. The conditional use must include mitigation for any decrease in level of service exceeding city standard or operational safety of the transportation system if the proposal generates more than 500 daily vehicle trips or an additional 50 peak hour trips, per Chapter 18.185 TMC, Traffic Impact Study.

The operations of our roasting space will not generate 500 daily vehicle trips or 50 peak hour trips.

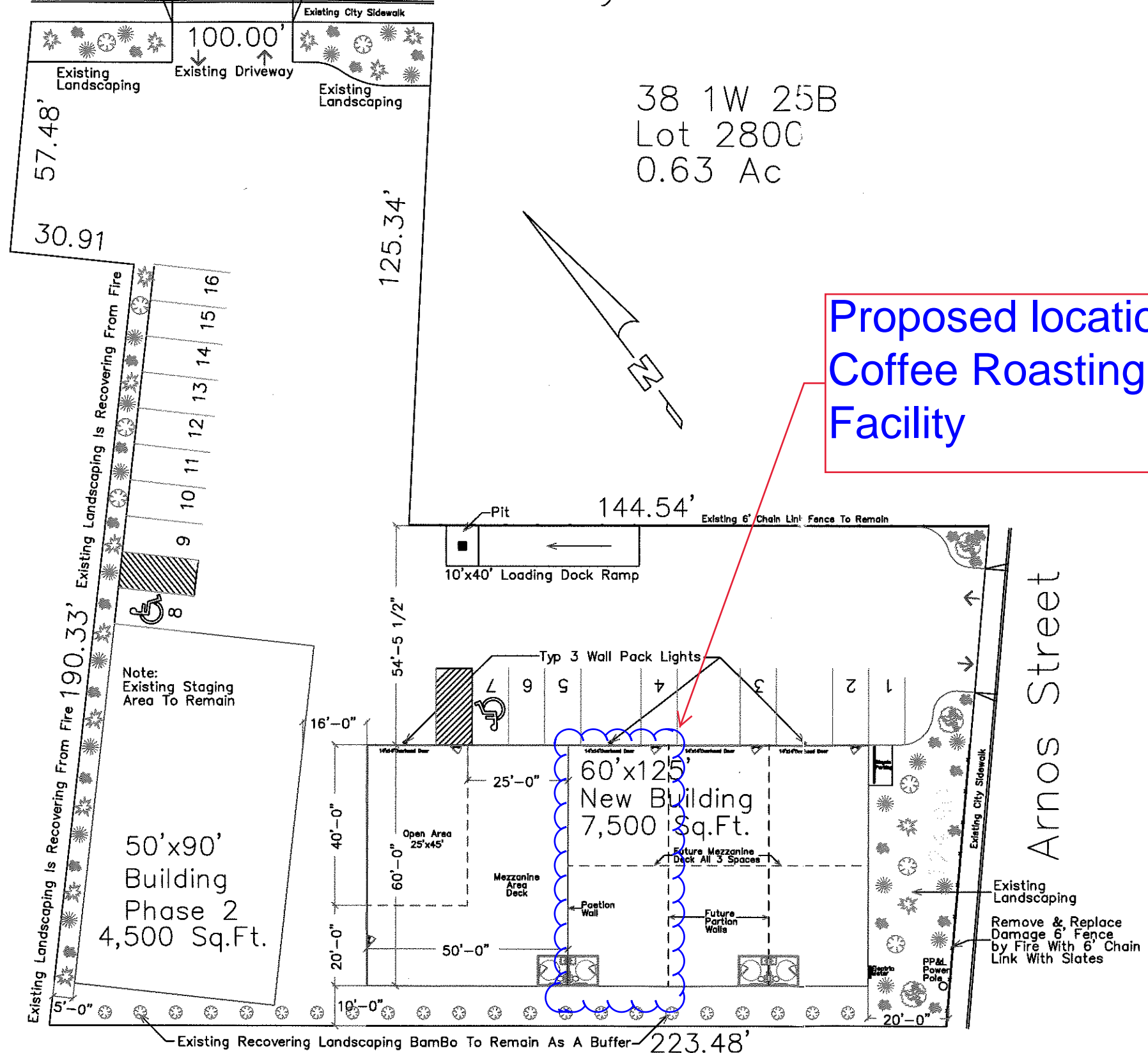
G. The site size, dimensions, location, topography, and access are adequate considering such items as the bulk, coverage or density of the proposed development; the generation of traffic; environmental quality impacts; and health, safety or general welfare concerns.

We have checked in with the Department of Environmental Quality to make sure that our plans are consistent with their regulations and have a direct line with a local representative for consultation. The low occupancy of our roasting facility should have minimal impact on the generation of traffic. We are not aware of, nor do we anticipate, any health, safety or general welfare concerns.

H. The city of Talent has adequate firefighting equipment to protect the structure, as verified by the Talent fire chief, or arrangements have been or will be made by the developer to ensure that adequate equipment will be available before the occupancy of the building for any use. [Ord. 911 § 2 (Exh. A), 2016; Ord. 817 § 8-3L.244, 2006.]

The building is constructed from metal and we are using high quality Nordfab ducting for the roaster, which we will maintain with weekly inspections and cleaning schedule. We will have adequate training and fire extinguishers on site for use by our employees. Additionally, we have a 14ft roll up style garage door that can assist with egress. There would be little issue with the Fire Department accessing the space through the building's parking lot from the main road.

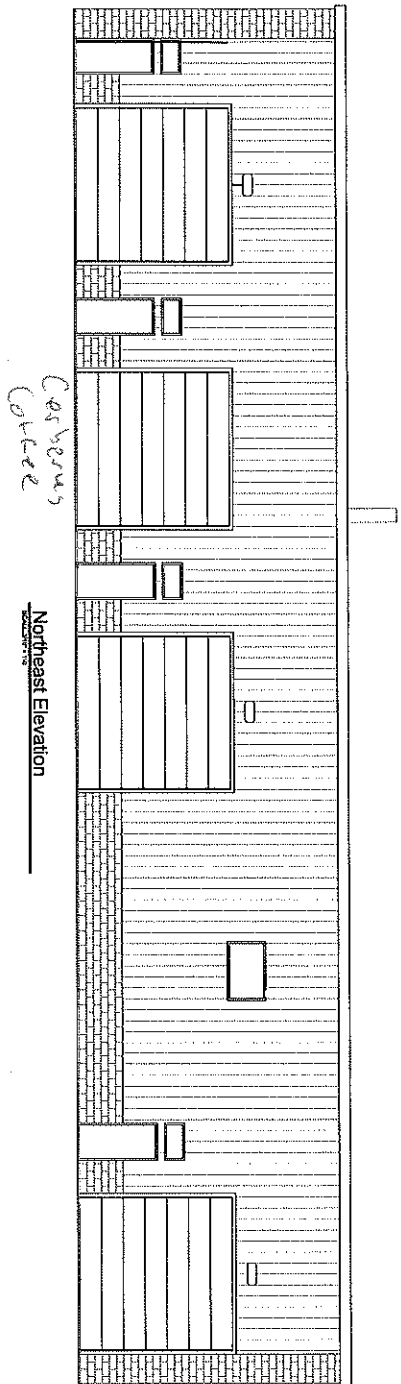
618 South Pacific Hwy



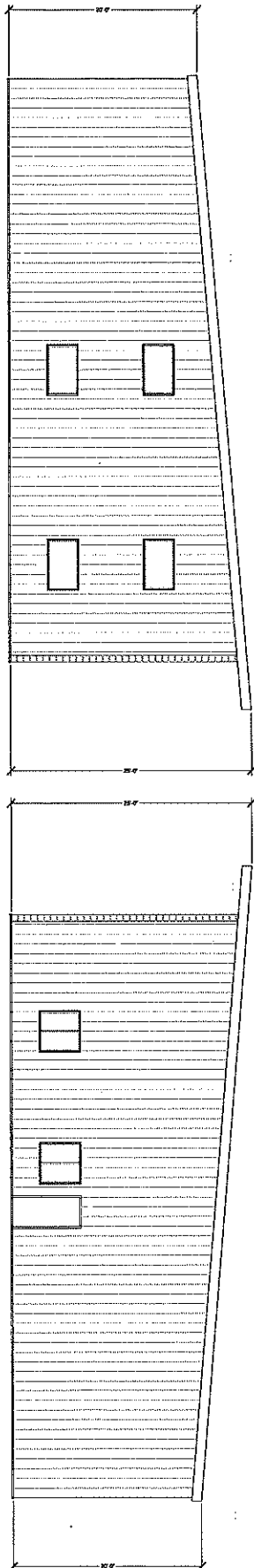
Proposed location of Coffee Roasting Facility

38 1W 25B
Lot 2800
0.63 Ac

<p>CONTRACTOR: Ken Brown Construction P.O. Box 858 Glod Hill, Oregon 97525 (541) 855-1846 Fax (541) 855-8641</p> <p>OWNER: European Heritage 618 South Pacific Hwy Talent, Oregon 97540</p>		<p>LICENSE # 102440</p> <p>DATE REVISED</p>
<p>PROJECT: New Building 618 South Pacific Hwy Talent, Oregon</p> <p>DESIGN: CUSTOM</p> <p>SHEET NAME: SITE PLAN</p>		<p>CustomCADGraphics 949 East Vilas Road Central Point, Oregon 97502 Cell: 541-621-5217</p>
<p>Date: 12-30-2020</p> <p>Scale: 1" = 30'</p>		<p>1 OF 2</p>

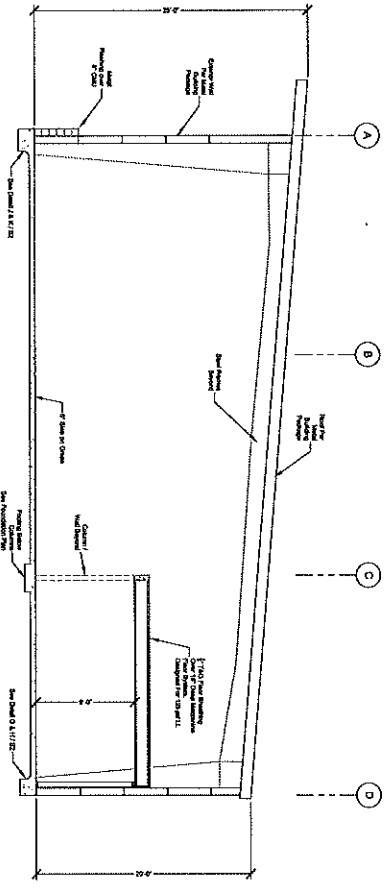


Northeast Elevation



Southeast Elevation

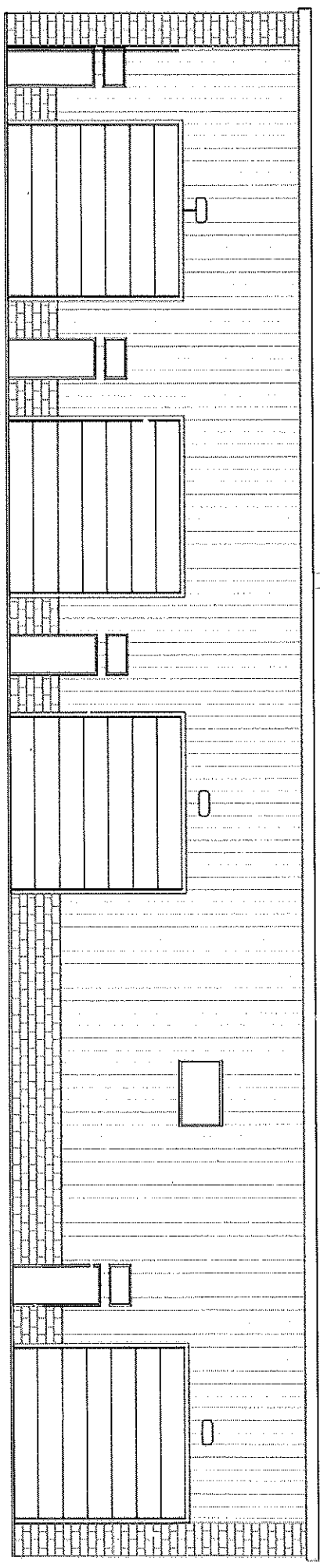
Northwest Elevation



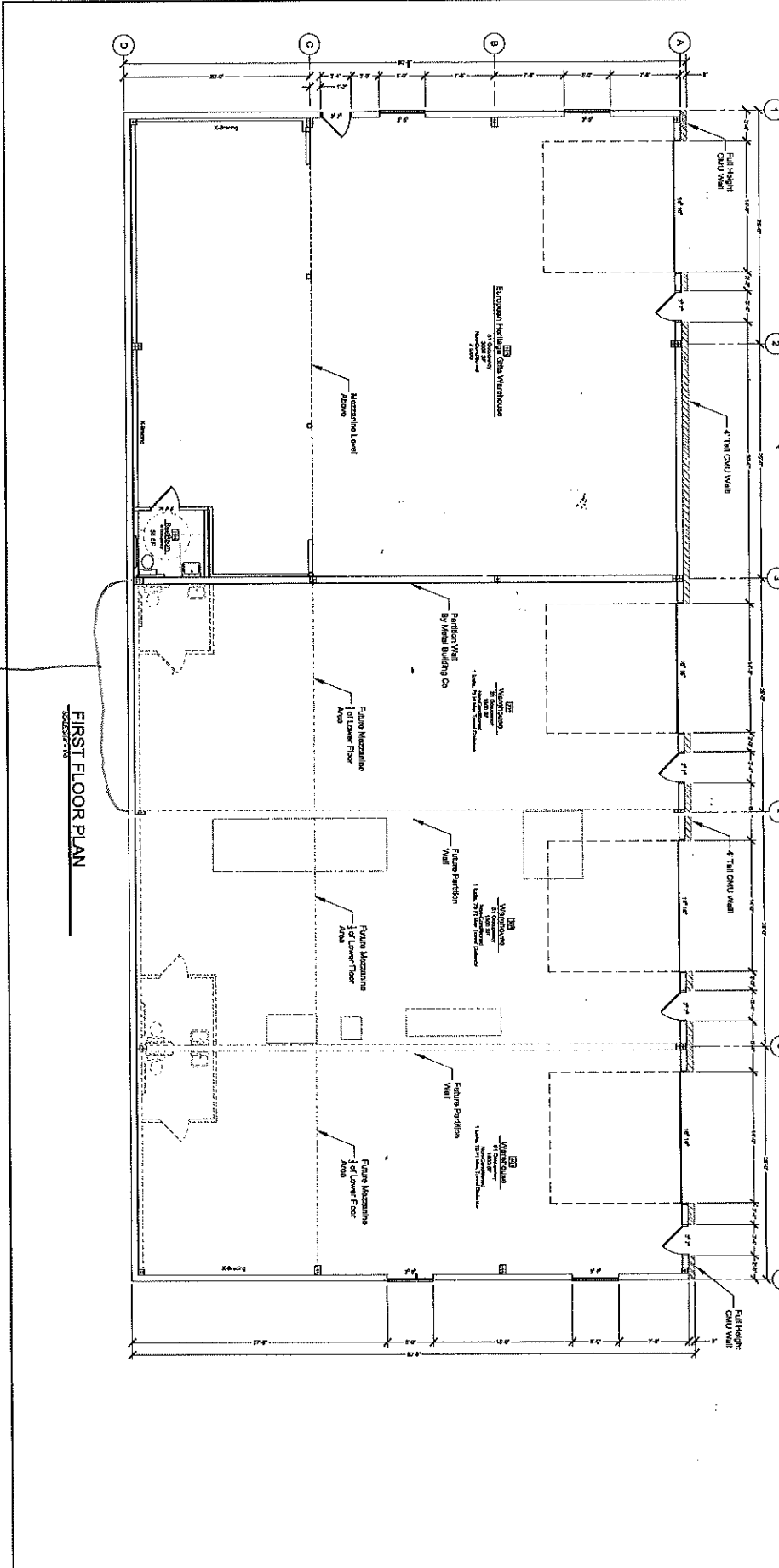
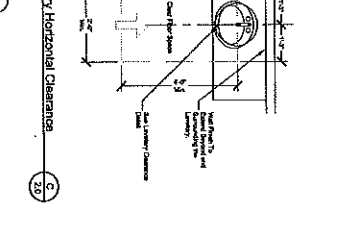
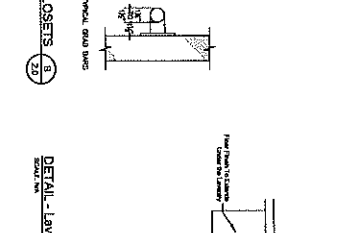
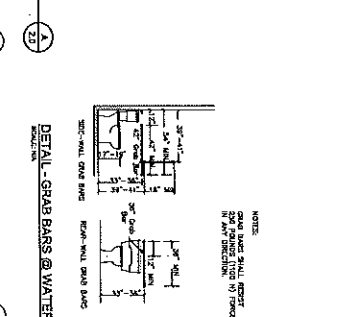
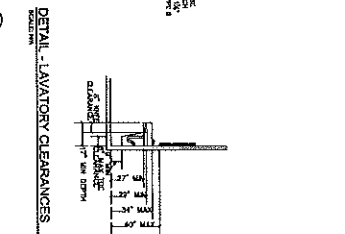
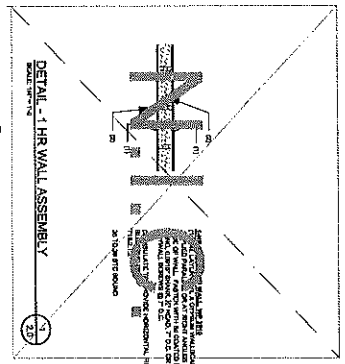
Cross Section

<p>3.0 3 of 8</p>	<p>Elevations</p> <p style="font-size: small;">Scale: 1/4" = 1'-0"</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: x-small;">DATE:</th> <th style="font-size: x-small;">STATUS:</th> <th style="font-size: x-small;">BY:</th> </tr> </thead> <tbody> <tr> <td style="font-size: x-small;">3-19-21</td> <td style="font-size: x-small;">Issued For Construction</td> <td style="font-size: x-small;">EAS</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE:	STATUS:	BY:	3-19-21	Issued For Construction	EAS							<p>SNYDER ENGINEERING Integrated Design Services Serving Oregon & California 503 668 7045</p>	<p><i>Proposed Building For European Heritage Gifts</i></p> <p style="font-size: x-small;">14,000 Square Feet 600 3' High</p>	
DATE:	STATUS:	BY:															
3-19-21	Issued For Construction	EAS															

Barbers
Coffee



6'11"
No Loss
Expansion
Vent



FIRST FLOOR PLAN

Cerberus Coffee Roasting Location (details on next page)

<p>2.0 2 OF 6</p>	<p>First Floor Plan</p> <p style="font-size: small;">Scale: 1/8" = 1'-0"</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: x-small;">DATE:</th> <th style="font-size: x-small;">STATUS:</th> <th style="font-size: x-small;">BY:</th> </tr> </thead> <tbody> <tr> <td style="font-size: x-small;">3-18-21</td> <td style="font-size: x-small;">Issued For Construction</td> <td style="font-size: x-small;">SAS</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE:	STATUS:	BY:	3-18-21	Issued For Construction	SAS							<p style="font-size: x-small;">Integrated Design Services Serving Oregon & California 541.664.7045</p>	<p>Proposed Building For European Heritage Gifts</p> <p style="font-size: x-small;">12 Job Number: 2202 (081) 618 S Pacific Hwy Tillamook, Oregon</p>	
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3-18-21	Issued For Construction	SAS															

