

City of Talent

Community Development Department - Planning



STAFF REPORT

Type-3 Land Use Application — Planning Commission

Meeting date: February 22, 2022

File no: CUP 2022-001

Prepared by: Kim Trimiew

Item: Coffee Roastery

GENERAL INFORMATION

Applicant.....Cody Gordon & Kristina Dolgin

Assessor's Map Number38-1W-25B Tax Lot 2800 & 2804

Site Location.....618 S. Pacific Hwy

Site Area.....0.63 acres

Zoning.....CH – *Commercial Highway*

Adjacent zoning and land uses.....CH – Commercial Highway/
Residential Uses

Applicable Code Sections.....Articles 18.155 and 18.60

120-Day Limit.....June 7, 2022

PROPOSAL

The request is for a Conditional Use Permit to operate a coffee roasting operation in the warehouse that is currently being constructed at 618 S. Pacific Hwy. There are no changes to the exterior of the building and no site improvements proposed.

BACKGROUND

The proposed coffee roastery is to be located in a portion of a warehouse building that is currently under construction in the CH zone. The property underwent a Type II Site Development Review in 2021 (SPR 2021-004), and was deemed to meet the relevant municipal code provisions.

Stormwater/Waste Water

Stormwater is currently available to the site.

Water Service



Water service is currently available to the site.

APPROVAL CRITERIA

18.60 of the Talent Zoning Code regulates uses in the Highway Commercial District.

18.155 of the Talent Zoning Ordinance authorizes conditional uses. *All uses permitted conditionally are declared to be in possession of such unique and special characteristics as to make questionable or impractical their being included as outright uses in any of the various zones herein defined. The purpose of the conditional use process is to determine the desirability of certain uses and to allow proper integration into the community of uses, which may be suitable only on certain conditions and at appropriate locations. The reasons for requiring special consideration may involve, among other things, the size of the area required for the full development of such uses, the nature of the traffic problems inherent in the operation of the use, and/or the effect such uses have on any adjoining land uses and on the growth and development of the community as a whole. [Ord. 817 § 8-3L.210, 2006.]*

AGENCY COMMENTS

Jackson County Fire District #5 provided the following comment: The applicant must follow applicable fire and building codes related to the practice of coffee roasting, installation of equipment, venting or related activities in the space.

City of Talent Police Department had no comments or concerns.

Rogue Valley Sewer Service provided comments in letter form, which has been included as an attachment to this staff report.

Talent Irrigation District has no comments or concerns.

PUBLIC COMMENTS

One public comment was received for this project. A homeowner located adjacent to the property has stated the following concerns: “I am concerned about the traffic and smell from a business like this. I live 10 ft away from this gigantic building. This is not very thoughtful for us who live here. This was supposed to be a warehouse storage building not a coffee roasting site.”

Staff Response

Unpleasant nuisance odors detectable outside the subject property will not be allowed. The State of Oregon Department of Environmental Quality requires a General Air Containment Discharge Permit for coffee roasting operations that roast 30 tons of coffee beans per year or more. Applicant has proposed a small-scale operation that will begin roasting only one day per week, about 5,200 pounds annually. As they are under the DEQ threshold, they will not be required to obtain a discharge permit; however, they are required to notify the DEQ of the proposed project, enabling the DEQ to monitor the operation if complaints are filed. Operating hours will be between the hours 8am-5pm, Monday-Friday (not all hours of operation will be roasting hours). While operating at this scale, applicant proposes to

mitigate any noticeable odors with a venting system that terminates via a stack installed at the highest roof point, 25 feet above ground. The stack will be located toward the front of the warehouse, over 70 feet away from the abutting residential properties. Applicant also intends to practice a roasting technique that will stop the roasting prior to carbonization of the beans, the step that produces acrid and unpleasant smoke. If nuisance odors are detectable, applicant has indicated they will invest in a smoke and odor suppression system that will remove the nuisance odors. Nuisance conditions will be verified by DEQ personnel.

Staff feels that the small scale of the operation, the proposed mitigation, and DEQ monitoring (if complaints are filed) will be sufficient to protect neighbors from nuisance conditions. Staff also finds that daily operations, which involve two regular employees and occasional coffee roasting classes offered to members of the public, will not noticeably increase traffic in the area.

RECOMMENDATION

Based on the findings for the Conditional Use permit, staff recommends **APPROVAL** of the application, with conditions as outlined in the Proposed Final Order.

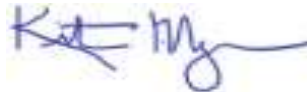
POTENTIAL MOTIONS

“I move that the proposed Conditional Use Permit, file CUP 2022-001, be approved by Community Development Staff with conditions met.”

ATTACHMENTS

The following information was submitted regarding this application:

- Applicant’s Statement and Proposed Plan (Attachment A)
- Agency/Public Comments (Attachment B)
- Proposed Final Order (Attachment C)



Kristen Maze, Community Development Director

February 15, 2022

Date

Staff has recommended this proposal for approval, but it will require at least one public hearing before the Planning Commission for a decision. The Talent Zoning Code establishes procedures for quasi-judicial hearings in TMC 18.190.050(F).

An electronic public hearing on the proposed action is scheduled before the Planning Commission via Zoom on February 22, 2022 at 6:30 PM. Instructions for public participation can be found on the Meeting Agenda.

For copies of any public documents or more information related to this application, please contact Talent Community Development at 541-535-7401 or via e-mail at building@cityoftalent.org.