



CITY OF TALENT • COMMUNITY DEVELOPMENT

PO Box 445, Talent, Oregon 97540
Phone: (541) 535-7401 Fax: (541) 535-7423 www.cityoftalent.org

GENERAL LAND USE APPLICATION

Project Description: WHOLESALE BOTTLED COFFEE PRODUCTION
Property Owner: Dragonfly LLC by STEVE ROUSE member
Mailing Address: 16000 N. APPLGATE RD., G.P., OR 97527
Phone: 541-821-1374
Street Address: 806 S. PACIFIC HWY, STE. B OR 97540
Email Address:
Applicant/Consultant: GARRY L. WOOD
Mailing Address: 211 GIBSON ST. TALENT, OR 97540
Phone: 360-775-7743

Table with 4 columns: Assessor's Map Number (Township, Range, Section, Quarter Section), Tax Lot Number, Acres, Zone. Row 1: 38-1W- 25B, 2600, .50, CH. Row 2: 38-1W-

Subzone (if applicable)

Pre-Application Meeting Completed? [ ] Yes [ ] No [ ] N/A Date Completed:

Type of Application (check all boxes that apply)

Grid of application types with checkboxes: Site Development Plan Review, Variance, Conditions Modification, Annexation, Accessory Dwelling Unit, Appeal (flat fee), Conditional Use Permit, Home Occupation, Code Interpretation, Comprehensive Plan Amendment (text), Comprehensive Plan Map/Zoning Map Change, Development Code Amendment.

APPLICATION DEPOSITS (Application fees are calculated by ACTUAL PROCESSING COSTS)

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location is found to be incorrect, the owner assumes full responsibility.

Applicant's Signature: Garry L. Wood
Property Owner's Signature (required): Steve Rouse member Dragonfly LLC

Date: 1/21/16
Date: 1/24/16

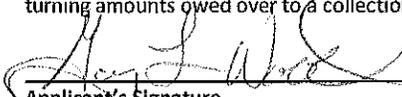
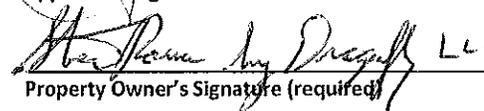
**APPLICATION FEES & DEPOSITS**

Fees and deposits are intended to cover the full cost for processing applications. Applicants seeking development which requires more than one type of review (such as site plans and conditional use permits) must pay all applicable fees and deposits.

**Application Deposits:** Certain application fees are represented by a deposit amount. Applicants shall be charged for actual processing costs incurred by the City. The actual costs charged to the City for technical review of land use applications, including but not limited to City's planning, public works, engineering, administration, legal, wetland specialists, geologists, biologists, arborist, and any other services provided in processing applications, shall be charged to Applicant, at the rate(s) charged to the City. In addition, the actual costs of preparing and mailing notices to abutting property owners or others required to be notified, the costs of publishing notices in newspapers, and any other mandated costs shall be charged to applicant. Any additional costs incurred beyond the deposit amount shall be charged to and paid by the applicant on a monthly basis. The applicant agrees that any deficiencies shall be collected from applicant, and that applicant's failure to pay these amounts triggers the City's option to pursue any or all remedies, as listed below.

**Fixed Fee Applications:** Fees are non-refundable and are based on average application processing costs rounded to the nearest dollar.

Applicant acknowledges and agrees that Applicant's failure to pay City costs over the deposit fee amounts, as charged monthly by the City, may result in the City pursuing any or all legal remedies available, including but not limited to liening property in the amount owed; prosecution for violation of the City's current fee resolution and City land development or division ordinances; issuance of a stop work order, non-issuance of building permits for property, or cessation of related proceedings; set-off against any reimbursement owed; and turning amounts owed over to a collection agency.

	1/21/16
Applicant's Signature	Date
 LLC	1/24/16
Property Owner's Signature (required)	Date

I hereby acknowledge that my applications may be consolidated. When an applicant applies for more than one type of land use or development permit (e.g., Type-II and III) for the same one or more parcels of land, the proceedings shall be consolidated for review and decision. If more than one approval authority would be required to decide on the applications if submitted separately, then the decision shall be made by the approval authority having original jurisdiction over one of the applications in the following order of preference: (1) City Planner, (2) the Planning Commission, and (3) the City Council. Joint meetings between governing bodies may be held to streamline the decision process.

Applicant's Signature	Date
Property Owner's Signature (required)	Date

FOR OFFICE USE ONLY			
Deposit Paid (Amount): <i>waived per</i>	Date: <i>1-28-16</i>	Received By: <i>C Bradley</i>	File Number: <i>16-003</i>



In compliance with the Americans with Disabilities Act, if you need special assistance, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

*The City of Talent is an Equal Opportunity Provider*

## Zac Moody

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**From:** Garry Wood <garry@theroguebarista.com>  
**Sent:** Thursday, January 28, 2016 5:29 PM  
**To:** Zac Moody  
**Subject:** Business operation 806 S. Pacific Hwy

Hi Zac,

I hope the following information provides adequate details as to our operation and likely impact to our neighbors.

The Rogue Barista is a cold-brew coffee manufacturer located at 806 S. Pacific Hwy, Ste. B, in Talent. We make our coffee without the use of heat, and the beans are roasted before we purchase them. We make our coffee brew in small batches of 20 to 40 gallons at a time, and bottle them on site. We sell our bottled coffee to a variety of stores in the Rogue Valley, with delivery using a small van. Most of the products we use for manufacturing our bottled coffee are purchased locally and do not require delivery outside of our own delivery van. The only exception to this is a monthly delivery of bottles on two pallets, which usually arrives in a relatively small truck.

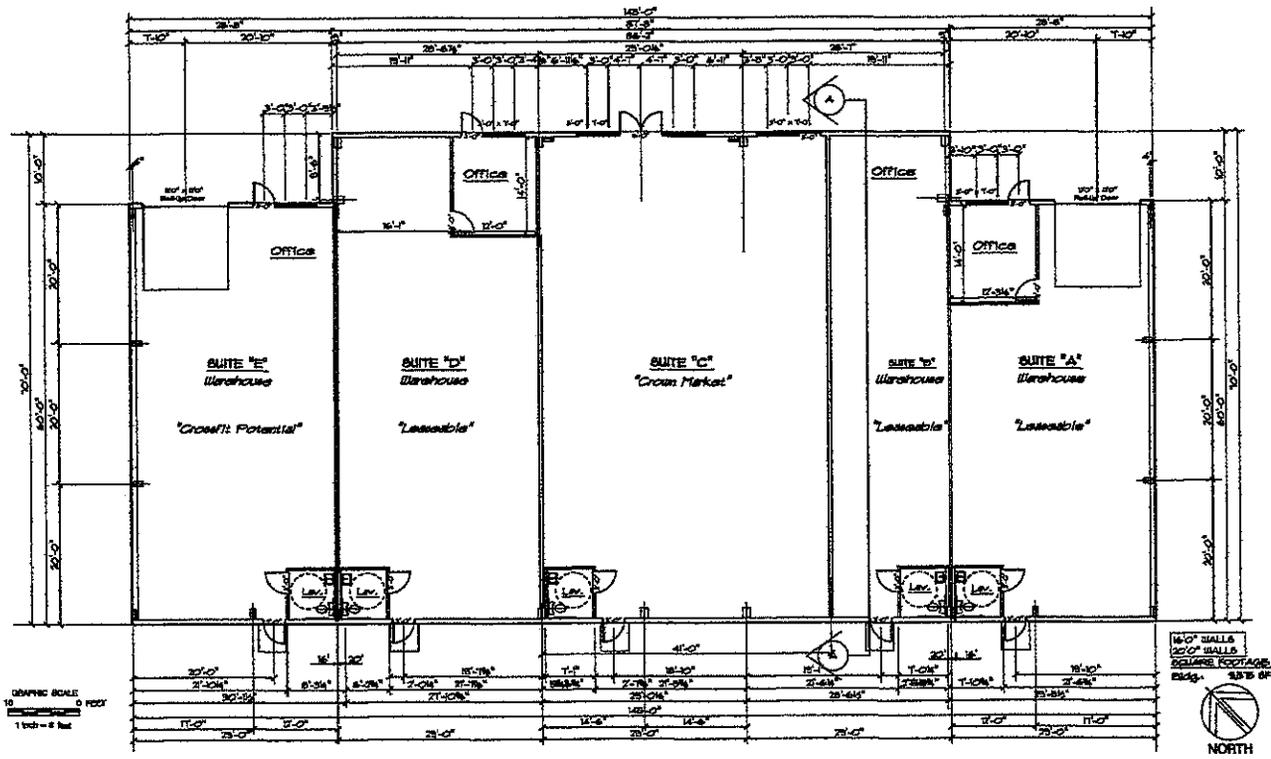
As for potential impact on our neighbors in and around the property in which we are located, there really is none at all. As I said, the truck deliveries are minimal and far fewer will ever occur relative to the deliveries at our neighboring Crown Market. We have two parking spaces that are rarely used. And, since there are no coffee beans roasted on site, there are no objectionable odors at all. Our water and sewage use is minimal. And, as I have stated, because all of our production needs are powered by electricity, there is virtually no risk of fire. We do not sell on site, so traffic outside of what is indicated above, is non-existent. I can think of nothing we do that impacts our neighbors, in fact few people even know what is being done in our space.

Thank you,

Garry L. Wood, GSD

The Rogue Barista  
806 S. Pacific Hwy., Suite B  
Talent, Oregon 97540

TRB Cold Brew: *"It's like tasting the smell of coffee"*



GRAPHIC SCALE  
 1 inch = 6 feet

"AS BUILT"  
 FLOOR PLAN  
 SCALE 1/8" = 1'-0"

SUBJECT PROPERTY  
 SUITE "B"

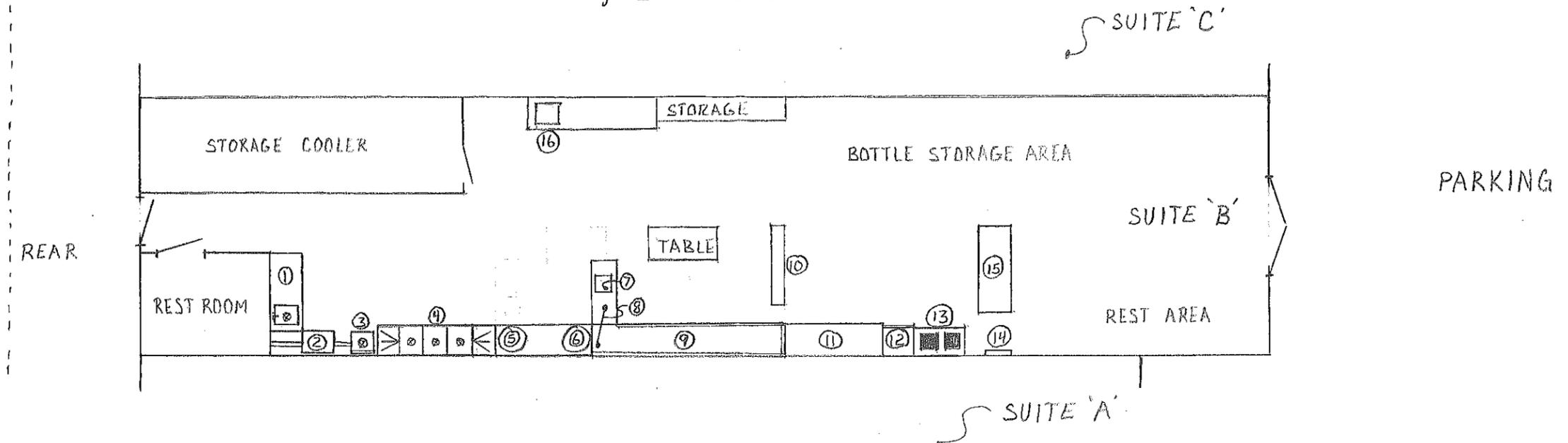
DATE: APR 28, 2016	PROJECT: SUITE "B"	SCALE: 1/8" = 1'-0"	DRWING: ESW
FLOOR PLAN SCALE 1/8" = 1'-0"			
DRAGONFLY LLC COMMERCIAL BUILDING 1405 SOUTH PALMBO HIGHLAND TALENT, OREGON 97140			
PREPARED FOR: DRAGONFLY LLC DATE: APR 28, 2016 DRAWN BY: ESW CHECKED BY: ESW			
SHEET NO. AI OF 1			

April 28, 2016  
 0428.P11  
 305-811 Duke C. 808 S. Post Hwy, Talent, OR 97140  
 DRAWN: ESW

Tenant Improvement Drawings  
 FLOOR PLAN

THE ROGUE BARISTA

806 S. PACIFIC HWY. STE. 'B'  
TALENT, OR 97540



EQUIP. LIST

- 1 HAND SINK
- 2 GREASE TRAP
- 3 MOP SINK
- 4 TRIPLE SINK
- 5 BREW TANK
- 6 BREW TANK
- 7 BOTTLE FILLER
- 8 BOTTLE CAPPER
- 9 ACCUMULATION TABLE
- 10 SHRINK WRAPPER
- 11 OFFICE DESK
- 12 FILE CABINET
- 13 COFFEE GRINDER
- 14 ELECTRIC PANEL
- 15 COFFEE STORAGE
- 16 BOTTLE LABELER

SCALE: 1/4" = 2'