

\$592.00



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 Pilot Brewery + Tasting Room | | |
| Property Owner Robert Luvara | Mailing Address (include city, state, zip) 65 Granite St Ashland OR 97520 | Phone 541 690 6440 |
| Street Address or Property Location 59 Talent Ave. | Email Address Kimberleighparris@gmail.com | |
| Applicant/Consultant (if not owner) Kimber Parris and David Bartman | Mailing Address (include city, state, zip) 121 Union St Ashland OR 97520 | Phone 843-222-4813 |

| Assessor's Map Number (Township, Range, Section, Quarter Section) | Tax Lot Number | Acres | Zone |
|-------------------------------------------------------------------|----------------|---------------|------|
| 38-1W- 23 DC | 902 | 1/3 AC | |
| 38-1W- | | | |

Subzone (if applicable) _____

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

APPLICATION TYPE (check all boxes that apply)

| | |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Site Development Plan Review (<i>waive fee</i>) | <input checked="" type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Home Occupation |
| <input checked="" type="checkbox"/> Fence (<i>free</i>) | <input type="checkbox"/> Code Interpretation |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comprehensive Plan Amendment (text) |
| <input type="checkbox"/> Accessory Dwelling Unit | <input type="checkbox"/> Comprehensive Plan Map/Zoning Map Change |
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Development Code Amendment |

ACCURACY STATEMENT

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.

Kimber Parris
 Applicant's Signature

Robert Luvara
 Property owner's Signature (required)

10/22/18
 Date

10-24-2018
 Date

APPLICATION FEES & DEPOSITS

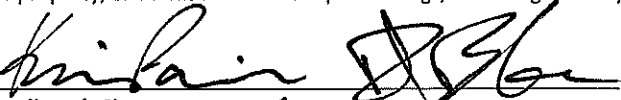
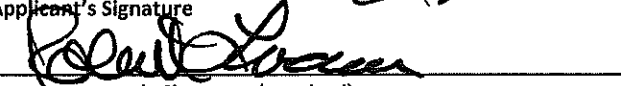
(Application fees are calculated by ACTUAL PROCESSING COSTS)

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.

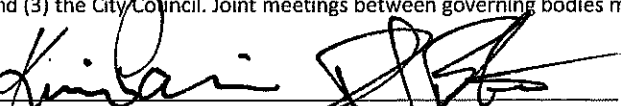
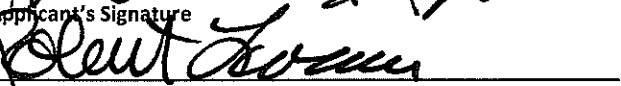
Fixed Fee Applications: Fees are non-refundable and are based on average application processing costs rounded to the nearest dollar.

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.


 Applicant's Signature

 Property owner's Signature (required)

10/22/18
 Date
10-24-2018
 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

 Property owner's Signature (required)

10/22/18
 Date
10-24-2018
 Date

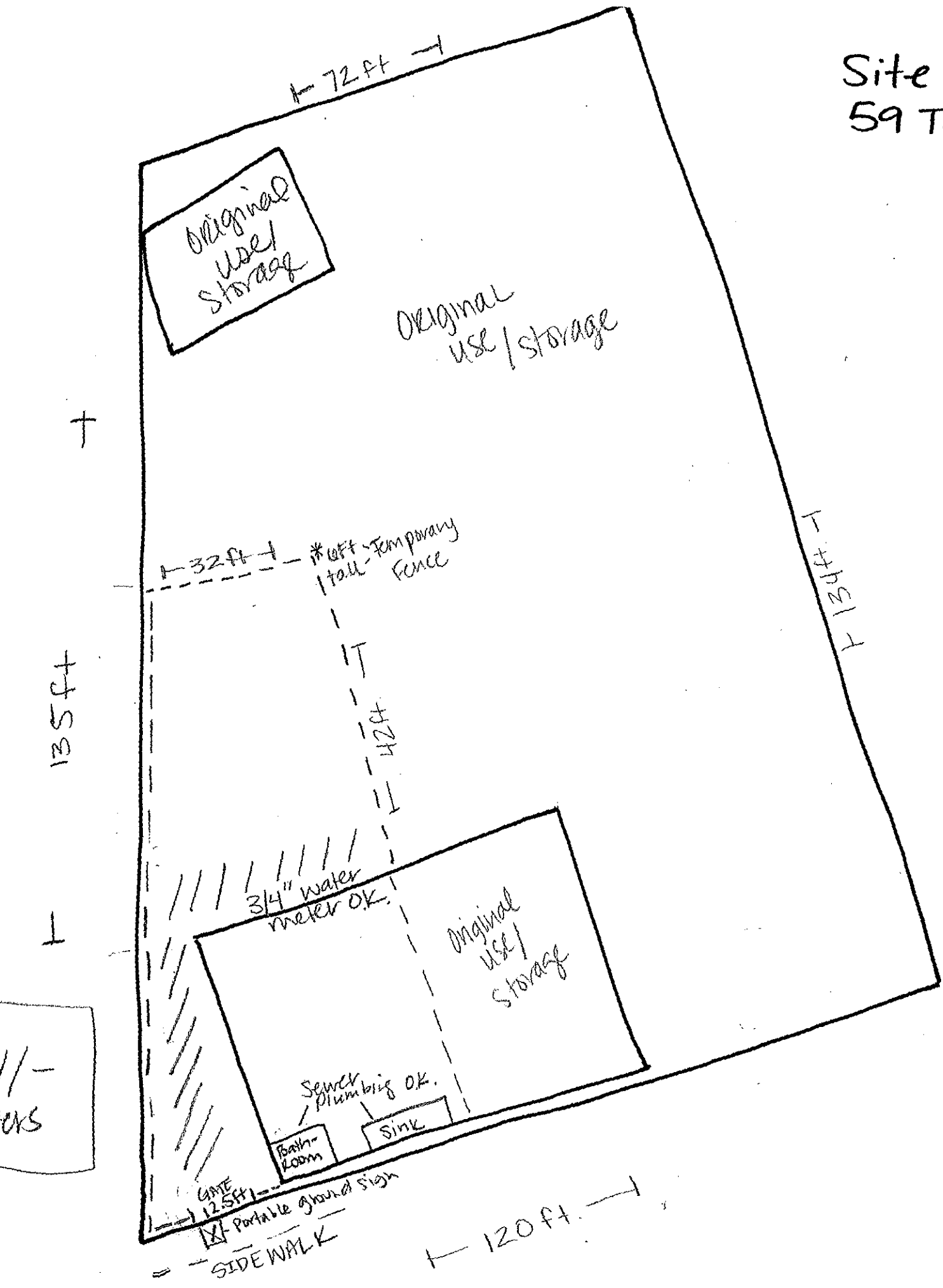
| FOR OFFICE USE ONLY | | | |
|-----------------------|------|-------------|--------------|
| Deposit Paid (Amount) | Date | Received by | File Number |
| | | | CUP # 18-001 |

SUP # 18-006 Forward
 ZON # 18-084 Fee-Free

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

Site PLAN
59 Talent



Original
Use/
Storage

Original
Use/
Storage

Original
Use/
Storage

6 ft tall - Temporary
Fence

3/4" water
meter OK.

Sewer
Plumbing OK.

Bath-
room

Sink

GATE
12.5 ft

Portable ground sign

SIDEWALK

120 ft

135 ft

130 ft

72 ft

11-
OKS

59 Talent Ave.

Overview:

David Bartman and I, Kimber Parris, plan to open a Pilot brewery at a one barrel capacity in the old auto-garage at 59 Talent Ave. David and I started homebrewing in Ashland, OR four years ago and we have received support from friends and community to continue. In the last couple years, we have won local and state homebrewing competitions. We will be marrying in June 2019, and as a part of this union, we wish to begin a life building a pilot brewery and brewing fresh, local craft beer on a pico-level in our neighboring town of Talent. We hope to not only add to the tourism commerce but be an actual destination for beer lovers in this area.

The SITE PLAN:

As a slow start-up, we are hoping to take over the left half of the garage and ¼ of the lot from the facing street. The other half will remain landlord storage. The existing fence will remain but we hope to build a temporary recycled wood decorative fence within the boundaries to make it more comfortable for patrons. The entrance will be a walking entrance and there will be ADA accessible pavers along the patio. The entrance will be the existing inward swinging gate with a patio consisting of ADA accessible pavers. The left garage door will be the only entrance to the tasting room. The existing bathroom will also be expanded to be ADA accessible. The tasting room and brewery will be temporary and removable as we will not be making any permanent amends to the building. There will be a false wall that blocks the second half of the building from patron access. There will be three tables with three chairs and five bar stools. The bar will be centrally located and facing the cooler and fermentation units. The cooler/ units will be removable and refrigerated by an a/c compressor. The brewing will take place early morning, before tasting room hours next to the open garage door for proper ventilation. The sink will attach to the already existing sewer line through the bathroom area and our cleaning solutions will be entirely environmentally friendly. The small sign will be folding and movable located next to the front fence but not in the way of the gate. No other signs will be placed around the premise.

The BUSINESS PLAN:

We will call the brewery: ART BOP BREWING CO. (A.B.B.C.) We will be open to 21 years and older patrons from 2-9pm Thursdays –Sunday with hopes of growing to 7 days a week. There will be a small tasting room of a 15 person capacity and outdoor seating. There will be a couple picnic tables for outside seating as well as, yard games. The brewery will hope to retail through pints: 24 kegs a month at 15 gallons each, which is operating at the smallest pico-level. During tasting room hours we hope to support other restaurants who serve food. You will be able to order pizza or bring in to-go food from local restaurants and food carts. We hope that it will be a symbiotic relationship with other businesses in the area. AS well as a small tasting room for experiencing Talent's freshest beer, we are hoping to have crafting kits (beading kits, paint by numbers, etc.) and small easels for the creatives to entertain themselves with. We would love to incorporate art and beer simultaneously in the indoor space. We

will have a record player that will be open to the public in hopes to supporting the local record shop. We hope to make the art inside the building available to the community in times of night market and other community gatherings. We plan to start small, and these are the basic ideas we have for a very soft opening.

Ending NOTES:

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

8-3D. 250:

Brewery, Distillery, Winery not exceeding 6,000 sq. feet.

Our plan is using half of the 1600 sq. feet available @ only 800 sq. ft. to start.

8-3L.244

- a. **The proposed use is consistent with Talent's Comprehensive Plan.**

We believe that this statement holds true after pre-application and meeting with Zac Moody.

- b. **The proposed use is consistent with the purpose of the zoning district.**

The zoning is compliant with a CBD zoning as found in 8-3D.250.

- c. **The proposed use and development is found to meet the required findings of 8-3L.150 "Required findings for Approval of Plan," set forth of approval of a site development plan review.**

Due to the little developing that we intend on building: small patio space with pavers and decorative fencing, we believe we will comply with this requirement.

- 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 Property located within 250 feet of the boundaries of the property in question shall be considered.**

Due to the pico-level of brewing and the excellent ventilation of the garage doors, we do not foresee any complications with the neighbors. We will be foot traffic only so the noise will be light and comply with Talent's sound ordinance.

- e. **All required public facilities have adequate capacity to serve the proposal. System Development Charges will be accessed at the time the building permit is issued.**

We will comply with public facilities requirements with ADA pathways and bathrooms, as well as any other permitting requirements that may be found upon SDCs.

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

We will be using all organic materials in the brewing and cleaning processes for the lowest environmental impact. The brewery will be street parking and foot traffic will be minimal due to the low occupancy of the tasting room and as well as the shorter business hours. There are no other impacts to be concerned with to our knowledge.

- g. The city of Talent has adequate firefighting equipment to protect the structure , as verified by the talent Fire Chief, or arrangements have been made by the developer to endure that adequate equipment will be available before the occupancy of the building for any use.**
The capacity and occupancy will be no more than 15 patrons and the doorway will be the garage door which would be plenty of room for exit in case of fire. The building is accessible by the main road, Talent Ave, and we believe there would be no complication with firefighting equipment should any threatening circumstance should arrive.

Finally, we believe that being a part of the Talent community would be a dream come true as we have had many wonderful experiences with your current businesses, markets, and communities. We only wish to comply with Talent's objectives and keep small business a commonplace among your city.

Thank you for your consideration.

Kimber Parris and David Bartman

121 Union St. Ashland, Oregon

Kimberleighparris@gmail.com

843-222-4813