



CITY OF TALENT • COMMUNITY DEVELOPMENT

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

GENERAL LAND USE APPLICATION

Project Description: PLAY GROUP WITH ARTS INSTRUCTION (OPEN 9-1 PM) FOR 6 CHILDREN, TUES-THURS. FOR AGES 3,4 AND 5 YR OLDS
Property Owner: GREG MARTIN (HUSBAND)
Mailing Address: 408 CREEL RD.
Email Address: GREGORYSGARDEN@GMAIL.COM
Applicant/Consultant: HEIDI MARTIN
Mailing Address: 408 CREEL RD.
Phone: (541) 261-6958

Table with 4 columns: Assessor's Map Number, Tax Lot Number, Acres, Zone. Row 1: 38-1W-25DC04600, Tax Lot Number blank, Acres 33, Zone blank.

Subzone (if applicable) RS-7

Pre-Application Meeting Completed? [X] Yes [ ] No [ ] N/A Date Completed: 3/2/15

Type of Application (check all boxes that apply)

Grid of checkboxes for application types: Site Development Plan Review (checked), Conditional Use Permit (checked), Variance, Home Occupation, Conditions Modification, Code Interpretation, Annexation, Comprehensive Plan Amendment (text), Accessory Dwelling Unit, Comprehensive Plan Map/Zoning Map Change, Appeal (flat fee), 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: Heidi Martin, B.A., NTP Date: 2-25-15
Property Owner's Signature (required): Greg Martin Date: 2-25-15

**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.

<p><u><i>And Martin</i></u> Applicant's Signature</p>	<p><u>2-25-15</u> Date</p>
<p><u><i>Greg Martin</i></u> Property Owner's Signature (required)</p>	<p><u>2-25-15</u> Date</p>

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.

<p><u><i>And Martin</i></u> Applicant's Signature</p>	<p><u>2-25-15</u> Date</p>
<p><u><i>Greg Martin</i></u> Property Owner's Signature (required)</p>	<p><u>2-25-15</u> Date</p>

FOR OFFICE USE ONLY			
Deposit Paid (Amount): <b>\$576<sup>00</sup></b>	Date: <b>3-2-15</b>	Received By: <i>Bradley</i>	File Number: <b>CUP 15-001</b>

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*

APPLICATION FOR TYPE 3 PLANNING ACTION/CONDITIONAL USE  
PERMIT FOR CHILDREN'S ARTS/PLAYGROUP CALLED **SUGARPLUM  
COTTAGE** AT 408 CREEL RD.

March 2, 2008

OWNERS: Heidi and Greg Martin  
408 Creel Rd., Talent, OR 97540

Contact Info: 541-261-6958/ hmariannemartin@gmail.com

DESCRIPTION:

We are applying for a Conditional Use Permit to run a small Arts/Play Group called *Sugarplum Cottage* in the **residence at 408 Creel for 7 children ages 3-5 years old**. Heidi Martin is a Certified Waldorf Early Childhood Teacher, specializing in healthy child development. The children will arrive at a **staggered drop-off time between 9 and 9:15 and will be picked up at a staggered drop-off time between 11:45 and 11:55**. The Arts/Play Group will be **open during the school year on Tuesdays, Wednesdays and Thursdays**. Each summer, the Arts/Play Group will be open during the **month of July for three consecutive weeks** at the same hours as listed above, open **Monday through Thursday**.

The Arts/Play Group will be **closed during half of June, all of August**. It will be closed for **two weeks in December and two weeks, beginning in the end of March**.

Children will have opportunities for **creative play with simple toys in supervised areas in the primary residence**. Children will receive instruction in movement arts (circle time) in the yurt and arts and crafts instruction in the primary residence. All dwellings are in excellent working order. Please see map.

PARKING ARRANGEMENTS/DROP-OFF AND PICK-UP:

The driveway at 408 Creel Rd is a large, L- shaped driveway with **at least enough room for 8 vehicles**. Measurements are provided on map (attached here). **Drivers of children will be required to pull all the way**

**forward, not leave their vehicles running and depart promptly after dropping off and picking up their children. The staggered drop-off and pick-up times will support better traffic flow.**

#### SAFETY FOR BIKERS AND PEDESTRIANS:

The driveway at 408 Creel will allow for unobstructed hindsight to drivers backing out of the driveway to insure that passing cyclists and pedestrians are unharmed.

#### FIRE/EMERGENCY VEHICLE ACCESSIBILITY

There are **two accessible routes for emergency vehicles in the event of a fire or other emergency**. They may pull directly into the driveway at 408 Creel Rd. or they may pull into the driveway of Pete Young, resident on Talent Ave. who lives directly behind our property and borders our back fence which contains a gate to access his land.

#### PROPERTY OWNERS BORDERING 408 CREEL RD.

The property owners that border our home at 408 Creel Rd. are all agreeable to the proposed Play Group project even supportive. Everyone within 250 feet of our home and yurt has been notified and given their support. We will agree to be in communication about how things are going for the neighbors after the opening of the Arts/Play Group.

#### TRAFFIC AND NOISE IN THE NEIGHBORHOOD

The proposed Arts/Play Group will not increase traffic flow beyond normal for the neighborhood **except very slightly on Tues-Thurs. (School Year) and Monday-Thurs (3 weeks in July)**. The children will play outside a maximum of 1 and a half hours a day in the garden provided which allows for plenty of room for each child's needs. See square footage on attached map. Children will be encouraged not to yell or scream while outside.

### CHILDCARE DIVISION LAWS

The Play Group will be exempt from all Child Care Division State Laws because the project is educational and not merely day care and because it is less than three hours a day. Please see attached documentation.

### APPROPRIATE FENCING OF PLAYGROUND

Children in the proposed Arts/Play Group will play only in the backyard, which is safely and appropriately well-fenced for the age group. Children will not be allowed to play in the front yard.

□ = 2'

Gravel Parking  
gate

Deck

Kitchen

Bedroom

18ft

Storage / wood shed

smoke detector

garage

Formal (Porch)  
Closet

Closet

Bath

Closet

Living Room

Bed Room

104ft Gravel

35ft 7in

# 408 Creel Rd.

26 feet to prop. line

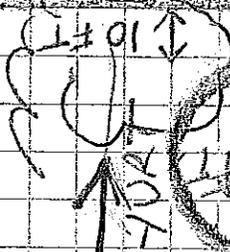
Gravel Driveway

Driveway

sidewalk

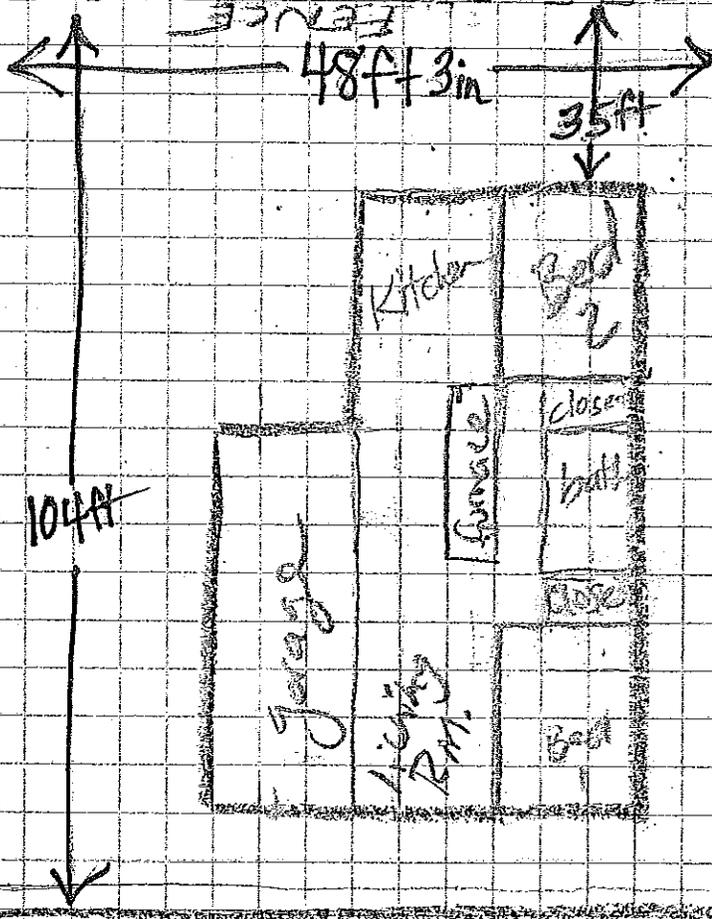
Creel Rd

chickens



408 CREEL RD.  
0.33 ACRES

70 ft  
play yard



LOCATION  
OF YURT  
TO BE INSTALLED  
AT 408  
CREEL RD.  
BY OWNER  
GREG MARTIN

CREEL R.D.