

# City of Talent

Community Development Department - Planning



## STAFF REPORT

Type-3 Land Use Application — Planning Commission

Meeting date: January 24, 2019  
Prepared by: Zac Moody

File no: CUP 2018-001  
Item: Brewery/Tasting Room

### GENERAL INFORMATION

Applicant.....Kimber Parris and David Bartman

Assessor's Map Number .....38-1W-23DC Tax Lot 902

Site Location .....59 Talent Avenue

Site Area.....0.33 acres

Zoning.....CBD – *Central Business District*

Adjacent zoning and land uses.....CBD – Central Business District/  
Residential Uses

Applicable Code Sections .....Articles 8-3D.2 and 8-3L.2

120-Day Limit.....April 10, 2019

### PROPOSAL

The request is for a Conditional Use Permit to operate a brewery and tasting room in the existing building. The proposal includes the use of the north side of the building with access from the existing garage door. There are no proposed changes to the exterior of the building or building footprint and no site improvements other than a brick paver patio on the east side of the building.

The brewery and tasting room will be open to those 21 years of age and older and open from 2PM – 9PM Thursday-Sunday. A small tasting room within the building will seat 15 people with additional capacity outdoors.

### BACKGROUND

At the January 8, 2019 Planning Commission meeting the Commission requested to continue the hearing to obtain additional site plan information from the applicant. Since that time, the applicant has submitted supplemental information, including a revised site plan map and additional text.

Staff has reviewed the revised submittal information and has made the necessary changes to the proposed final order.



**Stormwater/Waste Water**

Stormwater is currently available to the site.

**Water Service**

Water service is currently available to the site.

**APPROVAL CRITERIA**

8-3 Division D. Article 2 of the Talent Zoning Code regulates uses in the Central Business District.

8-3 Division L. Article 1 of the Talent Zoning Ordinance regulates Site Plan Reviews. The purpose of a site plan review is to “*determine and establish compliance with the objectives of the Zoning Code in those zones where inappropriate development may cause a conflict between uses in the same or an adjacent zone and to determine the conformance with any City plan.*” Approval of a site plan or site plan amendment must comply with this section.

8-3 Division L. Article 2 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. Approval of a conditional use must be consistent with this section.*

**AGENCY COMMENTS**

Two comments were submitted from local agencies. Rogue Valley Sewer Services provided standard comments, while Jackson County Fire District #5 stated they had no comment. These comments are attached to this report.

**PUBLIC COMMENTS**

Commissioner Volkart submitted comments dated January 8, 2019. These comments are attached to this report.

**RECOMMENDATION**

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

**ATTACHMENTS**

The following information was submitted regarding this application:

- Applicant’s Statement and Proposed Plan (Attachment A)
- Applicant’s Supplemental Information (Attachment B)
- Agency/Public Comments (Attachment C)
- Proposed Final Orders (Attachment D)



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Zac Moody, Community Development Director

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January 17, 2019

Date

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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 Section 8-3M.150.

**A continued public hearing on the proposed action is scheduled before the Planning Commission on January 24, 2019 at 6:30 PM at the Town Hall.**

For copies of public documents or for more information related to this staff report, please contact the Community Development Director at 541-535-7401 or via e-mail at [zmoody@cityoftalent.org](mailto:zmoody@cityoftalent.org).