



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: Dedicate 1 Parking Space for food Vendors Add 2 new spaces
Property Owner: Jan Bagshaw
Mailing Address: 550 S Pacific Hwy Talent OR 97540
Phone: 541-512-8891
Street Address: 550 S Pacific Hwy
Email Address: wayoffline@yahoo.com

Table with 4 columns: Assessor's Map Number, Tax Lot Number, Acres, Zone. Row 1: 38-1W-250, 3602, .42, CH. Row 2: 38-1W-

Subzone (if applicable)

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

Type of Application (check all boxes that apply)

Grid of application types with checkboxes: Site Development Plan Review (checked), 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.

Signature of Jan Bagshaw
Applicant's Signature
Property Owner's Signature (required)

Date 3/13/15
Date 3/13/15

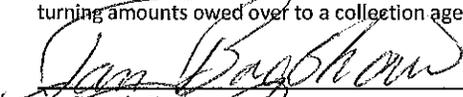
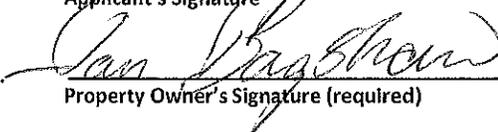
APPLICATION FEES & DEPOSITS

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.

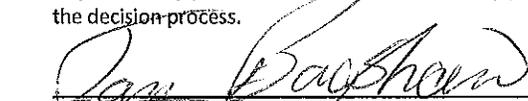
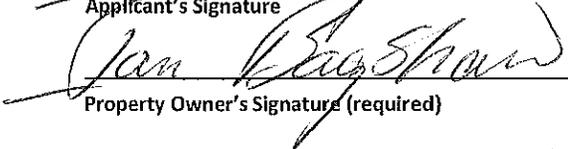
Application Deposits: Certain application fees are represented by a deposit amount. Applicants shall be charged for actual processing costs incurred by the City. The actual costs charged to the City for technical review of land use applications, including but not limited to City's planning, public works, 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.

 _____ Applicant's Signature	_____ 3/13/15 Date
 _____ Property Owner's Signature (required)	_____ 3/13/15 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	_____ 3/13/15 Date
 _____ Property Owner's Signature (required)	_____ 3/13/15 Date

FOR OFFICE USE ONLY			
Deposit Paid (Amount):	Date:	Received By:	File Number:
3-26-15	\$ 288 ⁰⁰	CB	SPR 2015-003

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

Flywheel Bicycle Solutions, LLC is a Talent small business located at 550 S Pacific Hwy and owned by Ian Bagshaw. We have occupied the current location for 3 years and have called Talent home for over 10 years. 2 years ago we got approval from the City of Talent and the OLCC to operate a beer and wine bar as part of our bicycle sales and service business. We would now like to expand our offerings to include food vendor parking in one dedicated spot between the existing building and the highway. Flywheel already draws a large portion of it's customer base from outside of the Talent area. We believe that offering prepared food will give people another reason to visit our wonderful town. We have always allowed people to order delivery from Talent restaurants while visiting the shop and we will continue to offer this as an option (we have take out menus on hand). We also believe that expanding the prepared food options in Talent will increase evening traffic to local restaurants in general.

The building we occupy was purpose built as a drive through burger joint in 1981 and operated as a restaurant through the 1990's. There are several other restaurants doing business on our stretch of highway including Julek's, Subway, Mei Sum, and the Tally Ho.

Flywheel will provide electrical power to the food vendor space (already in place). The vendor will be responsible for disposal of all waste, including water, off site. We will also provide the use of our handicap accessible restroom to all customers. We have ample parking and a 30' wide driveway making for easy traffic flow. We are proposing the addition of two parking spaces, which would bring our total to 20 regular spaces, 1 handicap and 1 food vendor.

Flywheel's hours of business generally end at 8pm and never extend beyond 10pm.

Proposed changes at 550 S Pacific Hwy
County map #381w25b
County tax lot # 3602

Map key:

Item #1: Proposed permanent parking space available for food vendors. Power available, no water or sewer. This is an existing marked parking spot

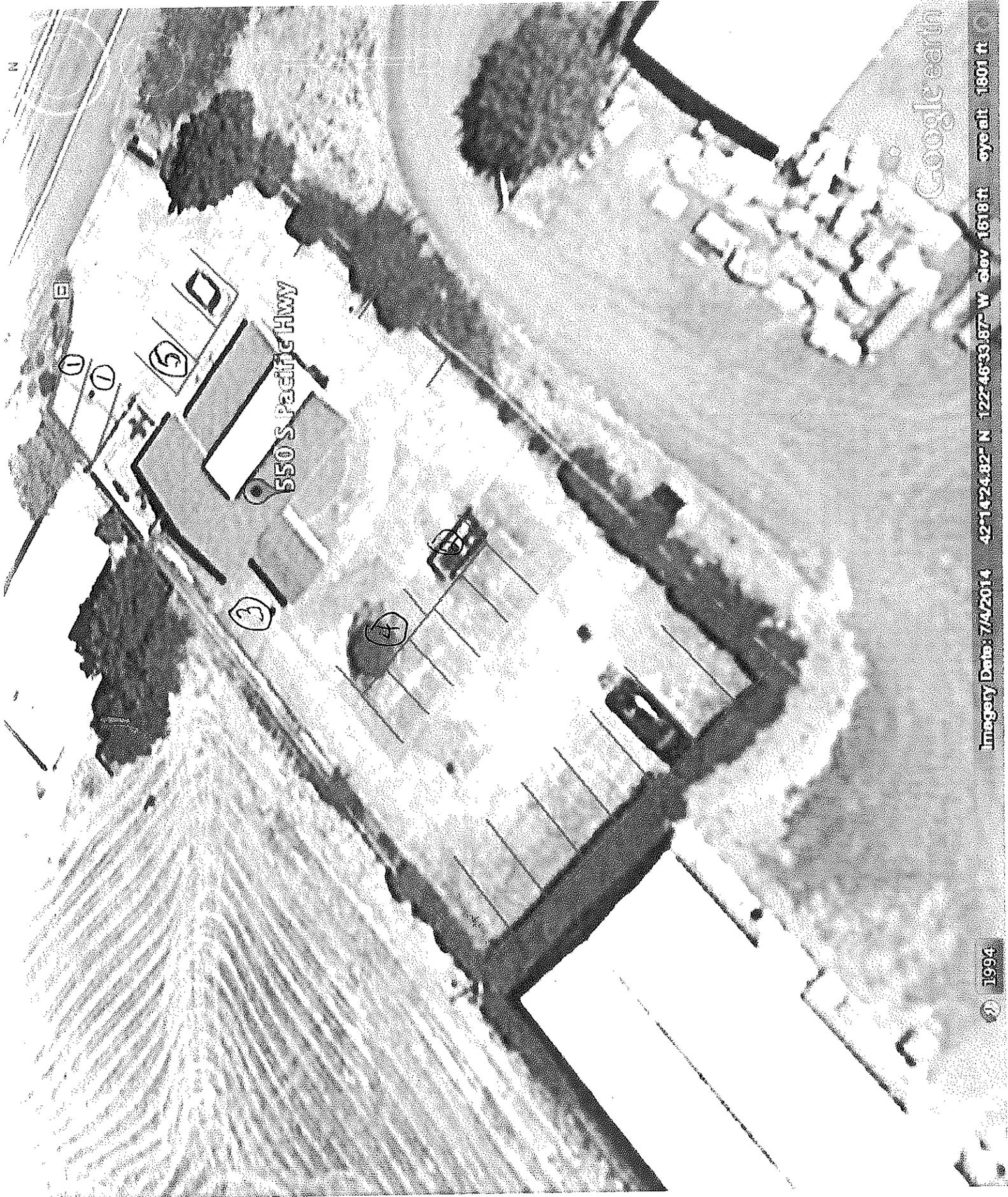
Item #2: location of existing dumpster cage- visible from highway.

Item #3: Proposed location for dumpster cage- not visible from highway. Location is acceptable for cardboard pickup per Recology. Trash cans and comingle are picked up at highway curb.

Item #4: Proposed two additional parallel parking spots conforming to city of Talent design spec.

Item #5: existing handicap parking space, marked and signed.

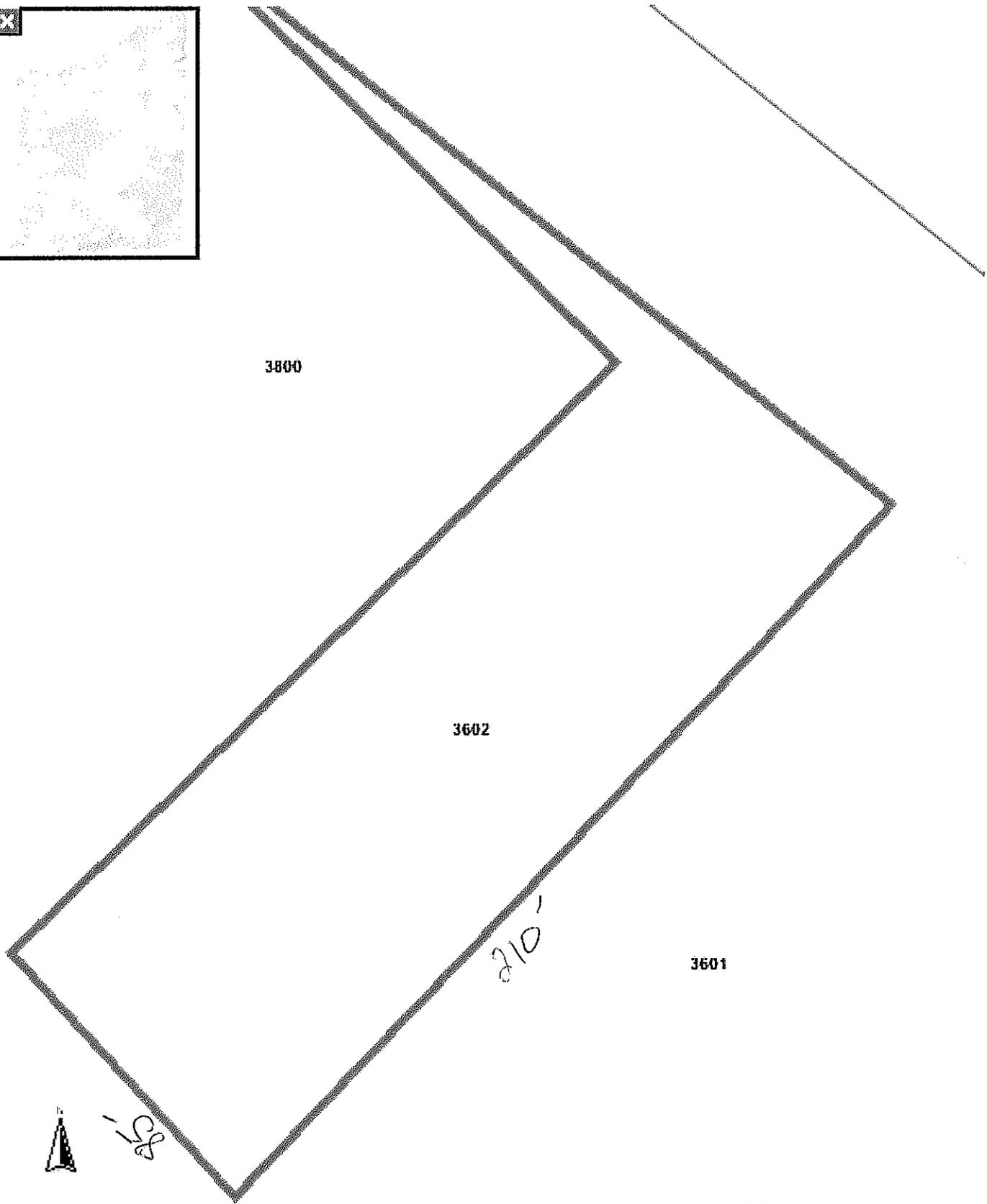
Item #6: All other parking spaces are existing and marked. We will be re-striping these spaces upon approval.



Google Earth

② 1994

Imagery Date: 7/4/2014 42°14'24.92" N 122°46'33.87" W elev 1618 ft eye alt 1801 ft



3800

3602

3601

210

SB

0 ————— 26ft