



# CITY OF TALENT • COMMUNITY DEVELOPMENT

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

## GENERAL LAND USE APPLICATION

<b>Project Description:</b> <i>Convert residential to commercial use</i>		
Property Owner <i>Chester Stevens</i>	Mailing Address (include city, zip) <i>401 S. Pacific Hwy Talent OR 97540</i>	Phone <i>541-601-2291</i>
Street Address or Property Location <i>401 S. Pacific Hwy</i>	Email Address	
Applicant/Consultant (if not owner) <i>Timothy G. Dawson</i>	Mailing Address (including city, zip) <i>1934 Pioneer Rd Talent OR 97540</i>	Phone <i>541-696-8403</i>

Assessor's Map Number (Township, Range, Section, Quarter Section)	Tax Lot Number	Acres	Zone
38-1W- <i>26 AA 200</i>	<i>200</i>	<i>.77</i>	<i>CH</i>
38-1W-			

Subzone (if applicable) \_\_\_\_\_

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

### Type of Application (check all boxes that apply)

<input checked="" type="checkbox"/> Site Development Plan Review	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Variance	<input type="checkbox"/> Home Occupation
<input type="checkbox"/> Conditions Modification	<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 (flat fee)	<input type="checkbox"/> 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.

*Timothy G. Dawson*  
Applicant's Signature

*Chester Stevens Patricia L Stevens*  
Property Owner's Signature (required)

*4-12-16*  
Date

*4-12-16*  
Date

**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.

Timothy D. Dawson 4-12-16  
 Applicant's Signature Date

Christy Stearns Patricia L Stearns 4-12-16  
 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.

Timothy D. Dawson 4-12-16  
 Applicant's Signature Date

Christy Stearns Patricia L Stearns 4-12-16  
 Property Owner's Signature (required) Date

FOR OFFICE USE ONLY			
Deposit Paid (Amount): \$296.00	Date: 4-13-16	Received By: Bradley	File Number: SPR 2016-005

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*

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Application submittal  
401 S Pacific Hwy Talent Oregon  
Use conversion: residential to commercial  
Fence modification  
Driveway and parking proposal  
Signage

Use conversion: existing primary structure is being used as a residence. Building will be modified for small retail space. A retail space to be a pool and spa equipment and supply store. Minor modifications to be made to structure.

Fence modification: existing wood fence on front of property to be removed and replaced with a six foot tall "see through" chain Link fence. Fence to be placed 6' back from property line.

Driveway and parking proposal: A "**permable**" asphalt surface to be placed as driveway and parking for access to retail store for customers, employees, and delivery trucks. Parking to include two standard spaces and one handicapped space with access area. All entry surfaces to be ramped with no steps.

Signage: Surface area of structures facing Hwy 99= 1,024 sq. ft.

Surface area of proposed signage= 150 sq. ft.

Using 15% ratio:  $1,024 \times .15 = 153.6$  sq. ft.

Sign to be painted professionally and attached to front of storage structure.

Submitted by: Tim Dawson



dated: 3-30-16

Contact: tim@dhssolar.com

(541) 690-8403

Table 540-2. Minimum Number of Accessible Parking Spaces  
 ADA Standards for Accessible Design 4.1.2 (5)

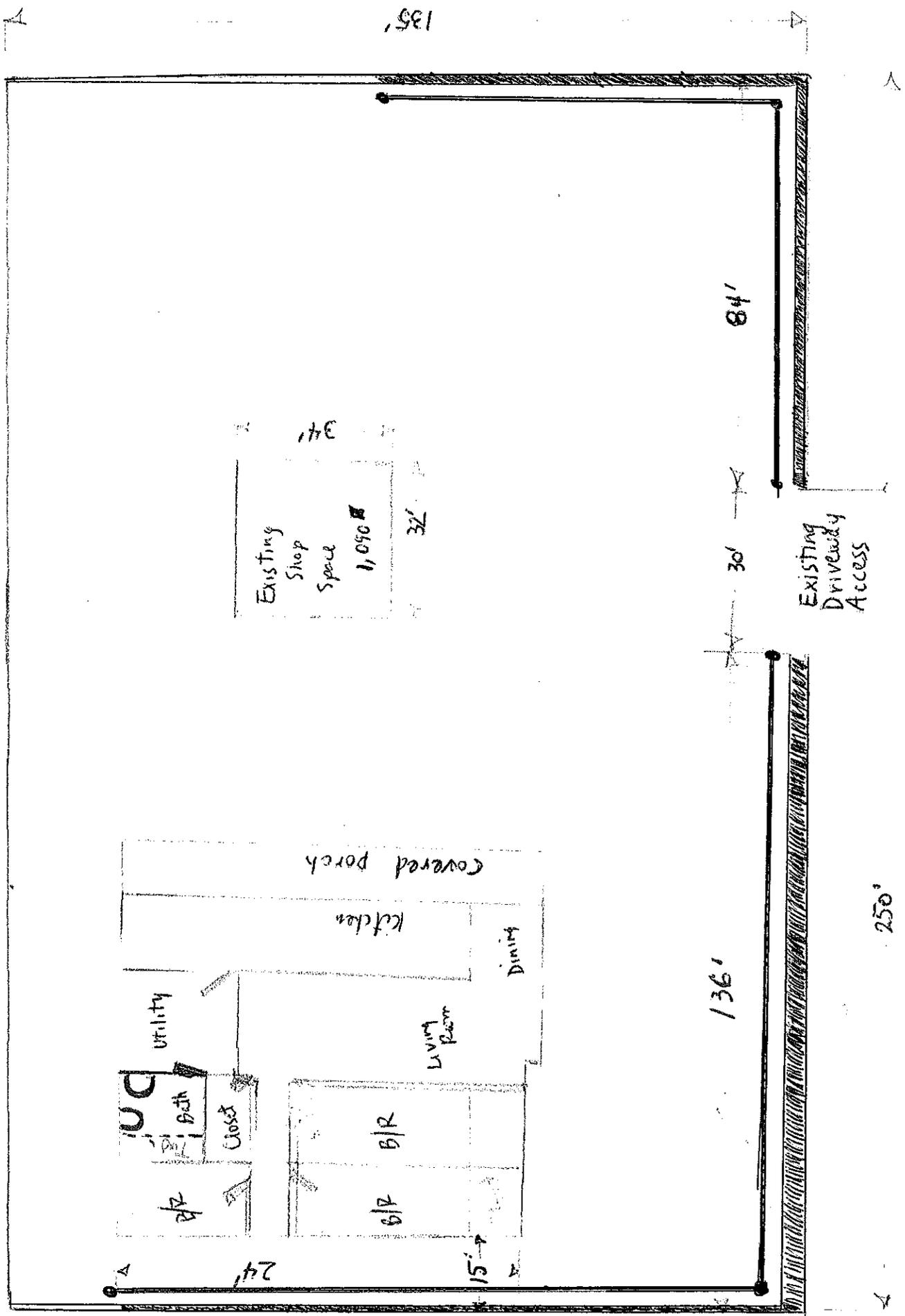
Total Number of Parking spaces Provided (per lot)	Total Minimum Number of Accessible Parking Spaces (60" & 96" aisles)	Van Accessible Parking Spaces with min. 96" wide access aisle	Accessible Parking Spaces with min. 60" wide access aisle
	Column A		
1-25	1 <b>2</b>	1 <b>1</b>	0
26-50	2	1	1
51-75	3	1	2
76-100	4	1	3
101-150	5	1	4
151-200	6	1	5
201-300	7	1	6
301-400	8	1	7
401-500	9	2	7
501-1000	2% of total parking provided in each lot	1/8 of Column A*	7/8 of Column A**
1001 and over	20 plus 1 for each 100 over 1000	1/8 of Column A*	7/8 of Column A**
* One out of every 8 accessible spaces		** 7 out of every 8 accessible spaces	

Handicapped parking spaces shall be located in a safe location in close proximity to a building entrance

- D. The number of employee off-street parking spaces may be reduced by the Planning Commission if the applicant for a development can demonstrate such a reduction is supported by adequate mass transit service or that organized car-pooling or company-provided transportation is available.
- E. The number of off-street parking spaces may be reduced by the Planning Commission when the developer can demonstrate that the driving characteristics of the development clientele does not necessitate full parking space requirements, that mass transit service is available, and/or that company-provided transportation is provided.
- F. Credit for On-Street Parking. The amount of off-street parking required shall be reduced by one off-street parking space for every on-street parking space adjacent to the development. On-street parking shall follow the established configuration of existing on-street parking, except that angled parking may be allowed for some streets, where permitted by City of Talent standards. The following constitutes an on-street parking space:

Existing wood fence on property line  
 New chain link to be 6' tall 6'  
 inside property line as per ordinance

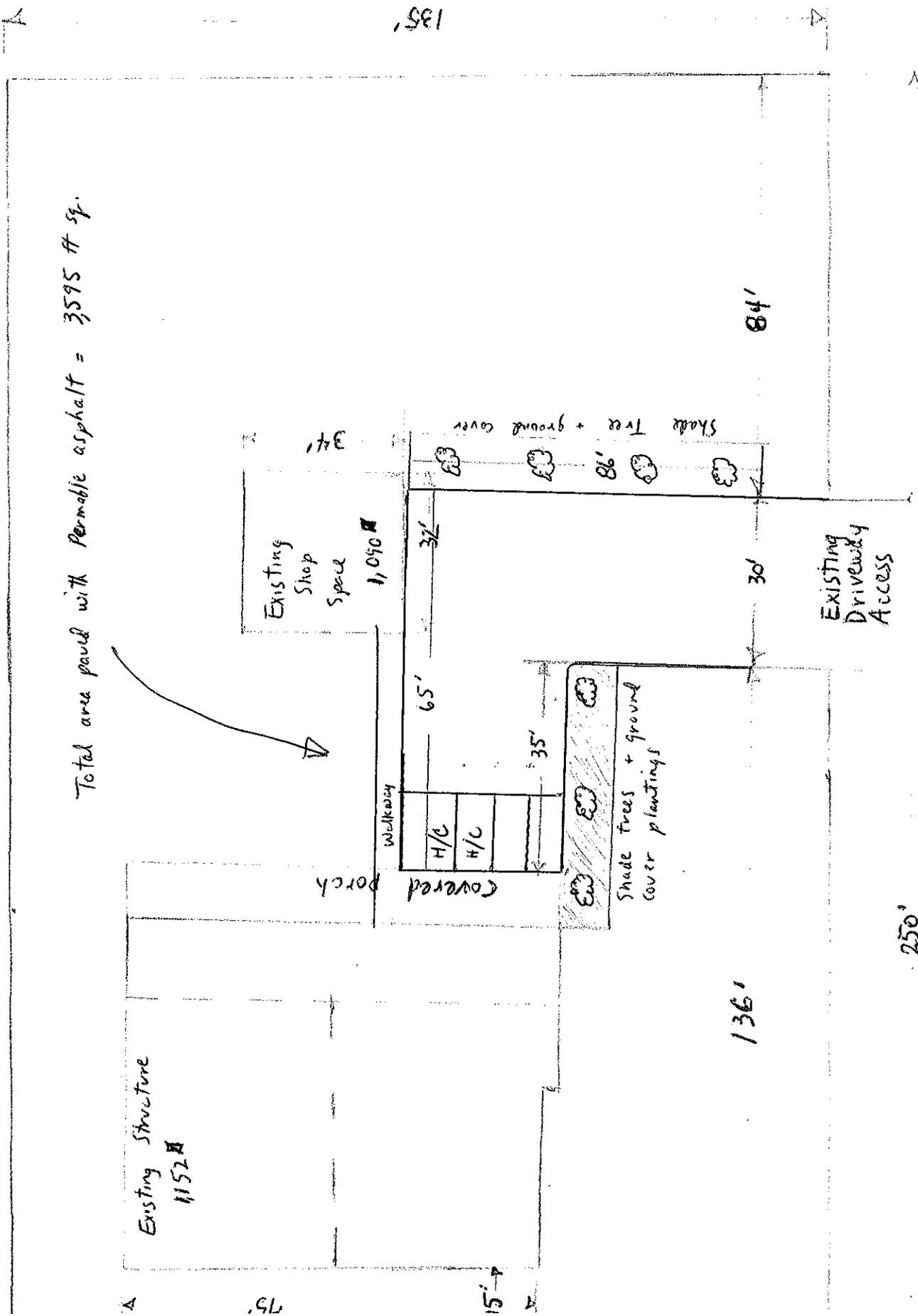
Fencing:  
 = Existing wood fence  
 = Existing wood fence being removed  
 = 6' high chain link fence being installed



# Driveway + Parking Plan

- 2- Standard Spaces
- 1- Handicapped Space + access aisle

Total area paved with permeable asphalt = 3595 sq. ft.

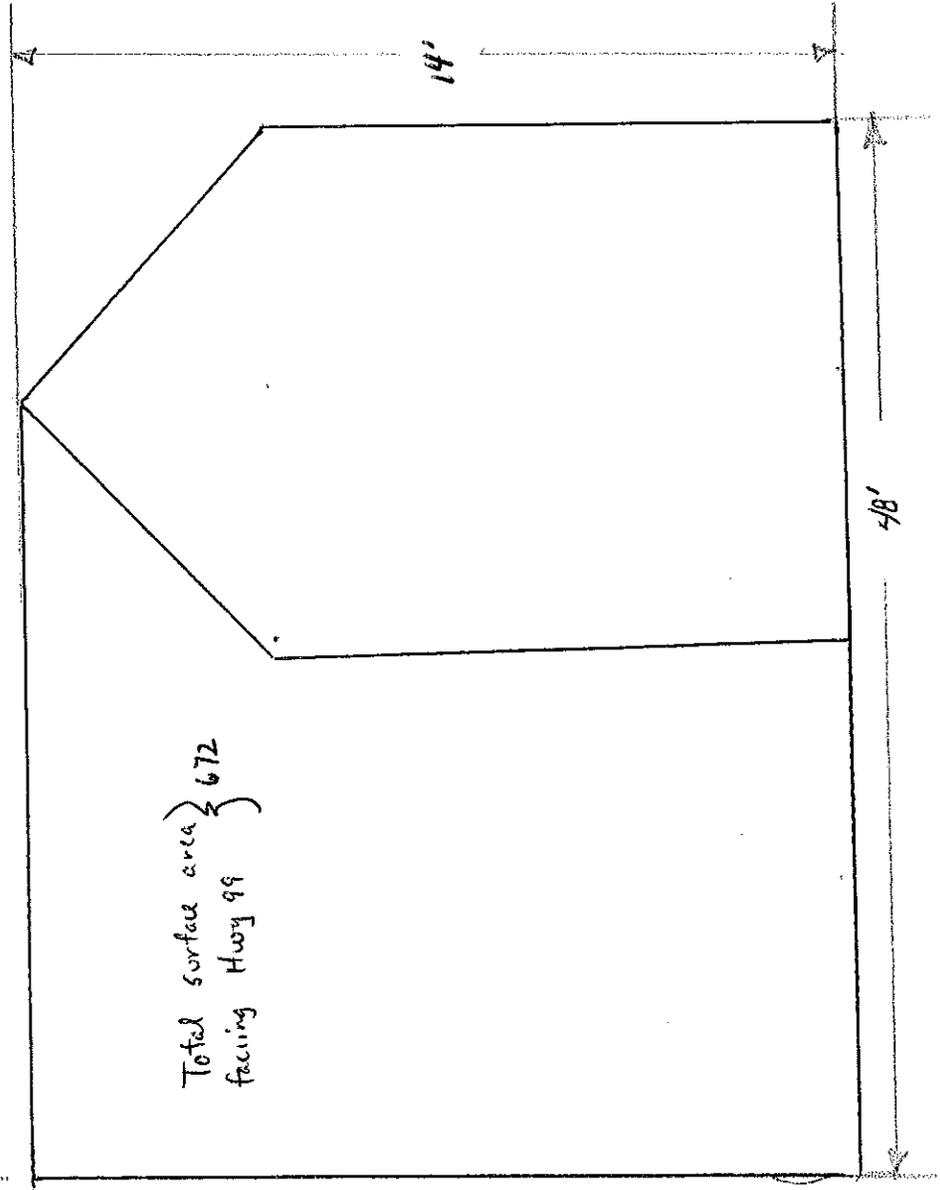


Building Surface areas total = 1,024 sq. ft.

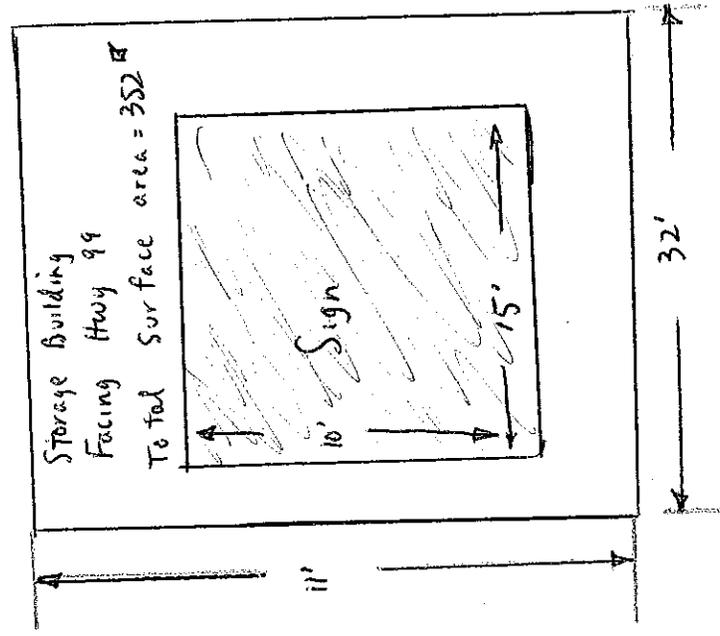
Proposed signage = 150 sq. ft.

Sign location front of Storage building

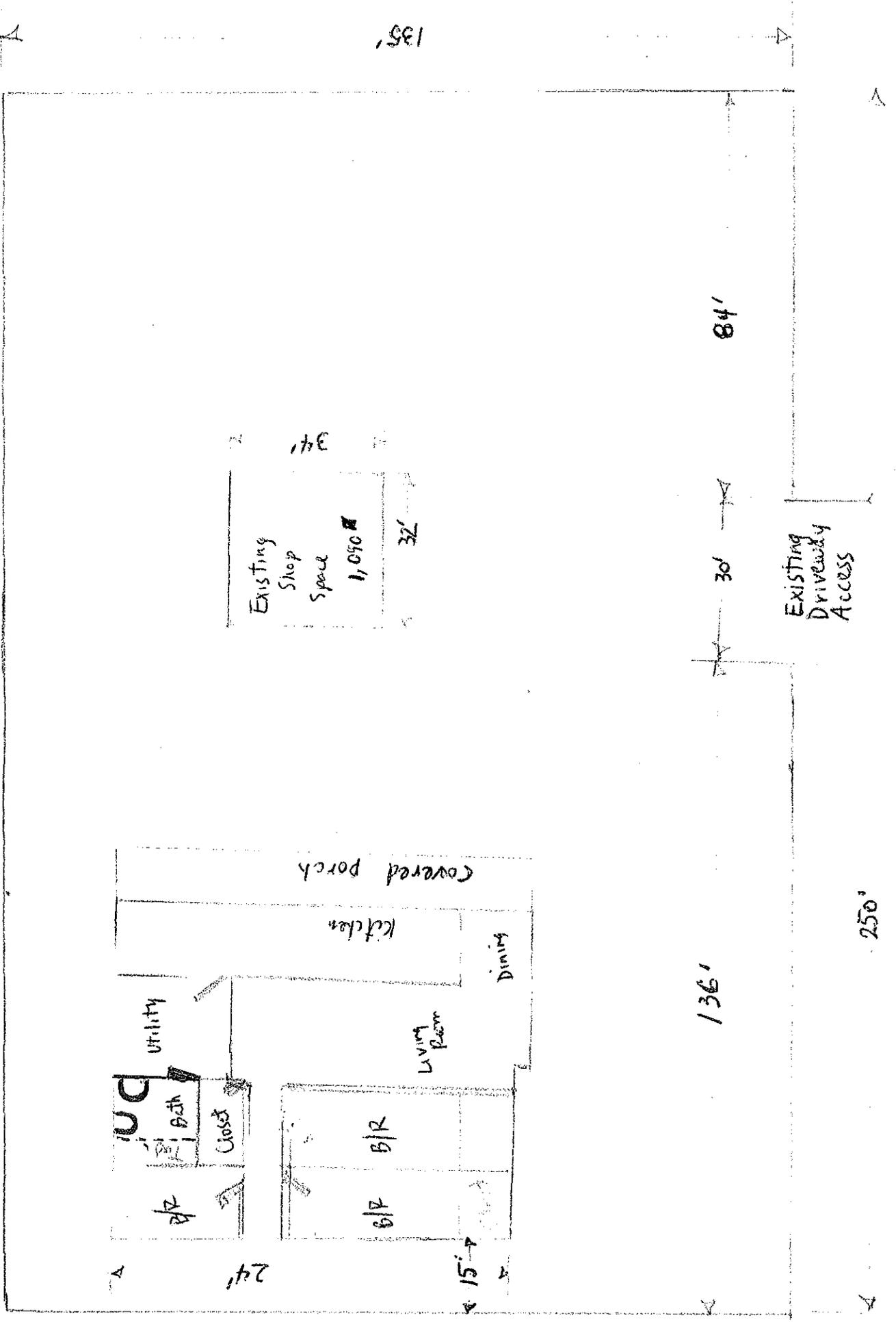
Total surface area } 672  
facing Hwy 99



401 S. Pacific Hwy, Talent



Residence: currently



Proposed Changes to Structure

