

-City of Tangent

32166 Old Oak Dr. Post Office Box 251 Tangent, Oregon 97389
(541) 928-1020 Fax (541) 928-4920 jsamaniego@cityoftangent.org

NOTICE OF PUBLIC HEARING

Applicant:	Laura Laroque, Udell Engineering and Land Surveying, LLC
Property Owner:	Alton and Dixie Sullivan
Application:	Conditional Use and Site Plan Review for Outside Storage of New and Used Agricultural Equipment, Tractors, etc., Occasional Sales of Same; Variance to Landscape Standards
Assessor Map	Township 12, Range 4W Section 1, Tax Lots 120, 121, 122
Address:	None Assigned - Contiguous to 33560 Highway 99E
Zone:	Highway Commercial / Industrial (HC/I)
Applicable Criteria:	Tangent Development Code Sections Section 2.500(2), 2.400(2); 2.600(2)
Contact Person:	City Planner, Creed A. Eckert

BACKGROUND: The Applicant is seeking conditional use and site plan approval for a storage yard intended for keeping and displaying for occasional sales new and used agricultural equipment, tractors, and utility vehicles. The site plan includes placing a modular office building and construction of two paved off-street parking spaces, including one which is compliant with the Americans with Disabilities Act (ADA). The application also proposes Variance to the City's landscape standards.

The planning commission will convene on August 5th, 2021 to conduct a public hearing and consider the combined requests against the decision criteria.

TESTIMONY: Written testimony submitted in advance of the hearing is encouraged. Letters should be sent to City Hall in care of Joe Samaniego, City Manager, or by email by 4:00 p.m. of the date of the hearing. Physical and email addresses for Tangent City Hall to be used for this purpose appear at the top of this page. Oral testimony will also be permitted during the course of the public hearing. Any person having an interest in this matter may attend and be heard in this manner. The chair reserves the right to limit the time allowed for oral testimony. Failure to raise an issue in a hearing, in person or in writing, or failure to provide sufficient specificity to afford other parties or the decision making body an opportunity to respond to the issues, including failure to raise objections to conditions of approval, precludes appeal to the Land Use Board of Appeals (LUBA) on that issue.

APPLICATION, MATERIALS, AND REPORT: Copies of all materials for this case may be obtained at Tangent at City Hall prior to the hearing at \$.25 per page, or may be inspected at City Hall at no cost. Electronic copies will be provided as available. The staff report will be available seven days prior to the hearing date.

CONTACT: Creed A. Eckert, City Planner, 541-223-3312, creed333@live.com; or Joe Samaniego, City Manager, 541-928-1020, jsamaniego@cityoftangent.org. City Hall is located at 32166 Old Oak Drive, (mail to PO Box 251), Tangent, Oregon 97389. Office hours are 9:00 a.m. to 4:00 p.m., Monday through Friday.

TIME/PLACE OF HEARING:

August 5th, 2021 at 7:00 p.m. at Tangent City Hall, 32166 Old Oak Drive,
Tangent, OR. **All times listed are approximate and subject to change.**