

RE: Vacant Property Northeast of the Intersection of Birdfoot Drive with Old Church Road, 12,3,7C tl 7304 - March 2022

Virtually 100% of the property is located in the 100 year flood zone. A City of Tangent approved Flood Zone Development Permit (FZD) is required prior to the City accepting an application for a residential or other building permit. The flood zone development permit carries a fee deposit of \$400. We say "deposit" because applicants are also required to sign an agreement to meet the City's actual costs in processing the application. If this final cost is less than the deposit collected at the time of submittal, you will receive a partial refund. If processing the application(s) costs more than the deposit, you would then receive an invoice for the difference.

If a flood zone development permit is approved, the property is eligible for 1 primary dwelling and 1 Accessory Dwelling (ADU), provided that either the primary or accessory dwelling shall be owner-occupied, or the owner may appoint a family member or tenant as caretaker of the primary building and manager of the accessory dwelling.

It appears that the Base Flood Elevation data for this property may already be available, which would save some expense in preparing a flood development permit application; however, it may still be necessary to retain the services of a civil engineer to assist in preparing your application. Following is the FEMA flood zone map for the City of Tangent:

https://cityoftangenttemp.files.wordpress.com/2017/04/tangentbindersmall_13.pdf

[FIGURE 4D Flood Zones - WordPress.com](#)

01,000500 Feet LEGEND Tangent Urban Growth Boundary Tangent City Limits Tax Lots
Proposed FEMA Flood Zones 0.2 PCT ANNUAL CHANCE FLOOD HAZARD A -100 year
floodplain - No BFE Study

cityoftangenttemp.files.wordpress.com

The Flood Zone Development Permit (FZD) application form may be found under the Forms tab of the Land Use and Development Tab of the city's website:

<https://cityoftangent.org/wp-content/uploads/2022/01/03B1-Application-For-Flood-Plain-Development-Permit.pdf>

North Lake Creek is a jurisdictional wetland located along the northeast property boundary of the parcel. This resource may not be impacted or disturbed without prior approval from the Oregon Division of State Lands of a Removal/Fill Permit. The Tangent Land Development Code (LDC) also requires a minimum setback from jurisdictional wetlands of 50 feet for any development activity, unless a Variance is approved. The Local Wetlands Inventory (LWI) map may be viewed at the following web site:

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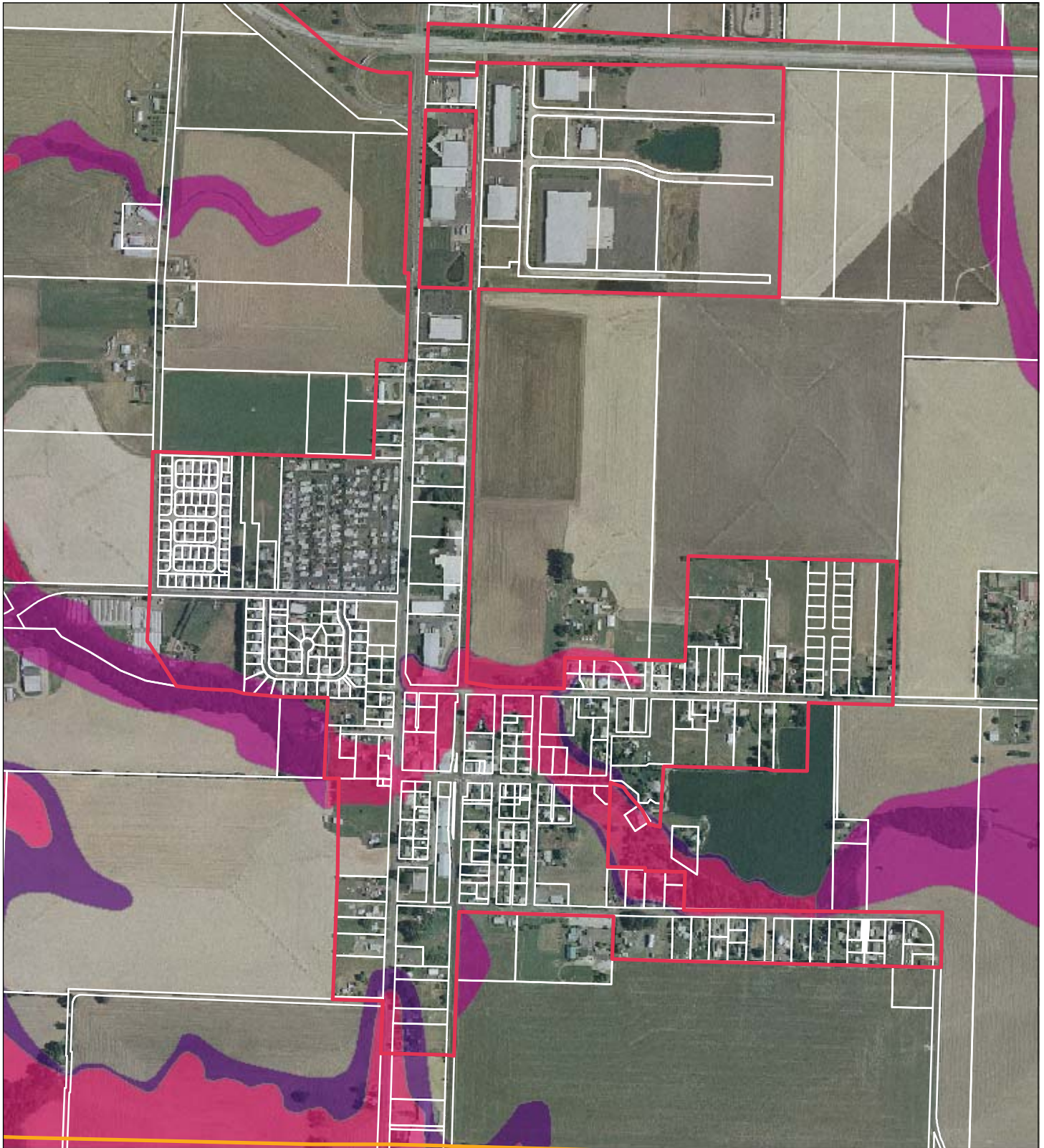
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<https://docs.dsl.state.or.us/PublicReview/0/doc/863332/Electronic.aspx>




Unless combined with an application for a Conditional Use Permit, Variance, or similar land use action, Flood Zone Development (FZD) requests are decided at the Administrative (staff) level, and typically require around 21-30 days from the date of submittal to a decision. Upon approval of an FZD, the City will accept building permit(s) for the property.

If you have further questions, please feel free to contact the City Planner, Mr. Creed Eckert, at 541-223-3312, creed333@live.com; the City Engineer, Mr. Ryan Quiqley at 541-405-4520, rquigley@dyerpart.com; or the City Manager, Mr. Joe Samaniego, at 541-928-1020, jsamaniego@cityoftangent.org.





Best wishes for your potential project.



LEGEND

-  Tangent Urban Growth Boundary
-  Tangent City Limits
-  Tax Lots

Proposed FEMA Flood Zones

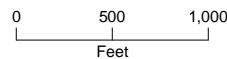
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  A -100 year floodplain - No BFE Study
-  AE -100 year floodplain - BFE Study Conducted
-  X

Note:
BFE - Base Flood Elevation
Sources:

FEMA Flood Data - Linn County 2009
Taxlots - Linn County 2009
UGB - State of Oregon UGB Boundaries, Oregon Department of Transportation 1996
City Limits - Linn County 2005



1:12,000



**FIGURE 4D
Flood Zones**

*Tangent Integrated Land Use
and Transportation Plan Update
Tangent, Oregon*