

-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 PENDING PUBLIC HEARING

Applicant:	Burz Construction, on behalf of J&H Garage
Property Owner:	M5 Enterprises, LLC
Application:	Expansion of Conditional Use, Site Plan Review to Expand Existing Mechanics Shop, Variances to Maximum Impervious Cover and Minimum Setback from Queen Anne's Lace Drive
Assessor Map	Township 12S, Range 4W Section 12AD, Tax Lot 1300
Address:	33020 Highway 99E, Tangent, Oregon 97389
Zone:	Community Commercial (CC)
Applicable Criteria:	Tangent Development Code Section (LDC) 2.400(2), 2.500(2), 2.600(2)
Contact Person:	City Planner, Creed A. Eckert

PLEASE NOTE: THE ORIGINAL PUBLIC NOTICE FOR THIS PENDING PUBLIC HEARING AND LAND USE ACTION DID NOT INCLUDE INFORMATION THAT THE PROPOSAL CONSTITUTES AN EXPANSION OF CONDITIONAL USE, AND IS HEREBY AMENDED BY THIS NEW NOTICE, DATED APRIL 13, 2022.

BACKGROUND: The Applicant is requesting Site Plan Review and Conditional Use approval to permit the physical expansion of an existing auto mechanics shop in the City of Tangent's Community Commercial (CC) Zone, where the use is conditionally permitted. The property is located at the northwest corner of Queen Anne's Lace and Oregon Highway 99E. On April 21st, 2022, the Tangent Planning Commission will conduct a public hearing to consider the combined applications.

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. 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) based on that issue.

APPLICATION, MATERIALS, AND REPORT: Copies of all materials for this case may be obtained at Tangent at City Hall at a cost of \$.25 per page, or may be inspected at City Hall at no cost. Electronic copies will be provided upon request, 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:

April 21st, 2022 at 7:00 p.m. at Tangent City Hall, 32166 Old Oak Drive, Tangent,
OR. **All times listed are approximate and may be subject to change.**