



City of Tangent
P.O. Box 251
Tangent, OR 97389

NOTICE OF JOINT PUBLIC HEARING

Applicant and Property Owner:	<u>SteelFab Oregon, Inc.</u>
Action:	Periodic Compliance Review with Adopted Conditions of Approval (as Amended) for an Expansion of Conditional Use and Site Plan Review, File No. ECU 19-01
Assessor Map Address:	Township 12, Range 4W, Section 1, Tax Lots 107, 101 31975 Rolland Drive, Tangent, Oregon 97389
Zone:	Highway Commercial/Industrial (HC/I)
Applicable Criteria:	The Adopted Conditions of ECU 19-01, as Amended
Contact Person:	City Planner, Creed A. Eckert

BACKGROUND: In May of 2020, the Applicant obtained planning commission approval for expansion of their 2003 conditional use permit for a steel fabrication facility, and also obtained site plan approval to permit the incorporation of and expansion onto a new parcel, tax lot 101. The planning commission's decision included the following condition of approval:

"27. Periodic Review for Compliance and Revision of Conditions. The applicant's compliance with this permit shall be reviewed by the Planning Commission in a duly noticed public hearing for performance, condition compliance, and possible revision of conditions 6 months after the effective date of this decision, 12 months after the effective date of this decision, and annually thereafter until and unless the planning commission determines that no further review is necessary. The applicant may seek modification(s) to this permit and any of the conditions stated herein as part of these review proceedings, or it may apply for modification(s) outside of this schedule."

The six month mark passed on November 14, 2020; however, due to a number of factors, the first compliance hearing (the 6 month review) occurred on February 22, 2021. On that date, the City Council and Planning Commission conducted a joint public hearing and found substantial compliance the applicable conditions of approval. The '12 month review' required by the condition of ECU 19-01 approval number 27, above, took place on August 19th, 2021, and the planning commission found substantial compliance with the adopted conditions of approval. In both of these compliance reviews, some changes were made to the adopted conditions.

This document provides notice that a **public hearing** will be convened to conduct the annual compliance review required by Condition no. 27, above, on **September 29th, 2022, at 7 p.m.** at Tangent City Hall.

City Hall
32166 Old Oak Dr.
Tangent OR 97389

www.CityofTangent.org
Phone: 541-928-1020
Fax: 541-928-4920

Office Hours
Monday – Friday
9:00 A.M. – 4:00 P.M.

APPLICATION, MATERIALS, AND REPORT: Copies of all materials for this case may be obtained from Tangent at City Hall prior to the hearing at \$.25 per page. A brief staff report will be available seven days prior to the hearing date.

TESTIMONY: Written testimony submitted in advance of the hearing is encouraged. Letters should be emailed or forwarded to City Hall in care of Joe Samaniego, City Manager, with the contact information below. Oral testimony will also be permitted during the course of the public hearing. Any person having an interest in this matter may attend or "virtually attend" and be heard. A ZOOM link will be provided the week of the hearing, for those who wish to attend remotely. 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 all parties 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.

CONTACT: With questions, contact Creed Eckert, City Planner, (541) 223-3312, creed333@live.com, or Joe Samaniego, City Manager, (541) 928-1020, jsamaniego@cityoftangent.org, at Tangent City Hall, 32166 Old Oak Drive. The mailing address for Tangent City Hall is 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: Thursday, September 29th, 2022. Tangent City Hall, 32166 Old Oak Drive, Tangent, Oregon 97389