



**City of Tangent**

32166 Old Oak Drive | PO Box 251  
Tangent, Oregon 97389-0251

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**APPLICATION FOR VARIANCE**

Fee Deposit: \_\_\_\_\_  
Date Received: \_\_\_\_\_  
(FOR CITY'S USE)

Application Date April 14, 2020

**APPLICANT(S) INFORMATION**

Applicant(s): L&M Industrial Fabrication  
Interest in Property (Owner, Purchaser, Lessee, etc): Lessee  
Mailing Address: 3197 Rolland Drive, Tangent, Oregon 97389  
Primary Daytime Phone: 541-752-0110  
Message or other Phone: \_\_\_\_\_  
Email for applicant, if available: smithm@lmsteelfab.com

Property Owner (if different from Applicant): SFM LLC  
Owner's Mailing Address: 31975 Rolland Drive, Tangent, Oregon 97389

**SUBJECT PROPERTY INFORMATION**

Property Address (if any): 31975 Rolland Drive, Tangent, Oregon 97389  
Linn County Tax Assessor's Map No. and Tax Lot 12S04W01 101 and 107  
Total Parcel Area: 9.78 Acres per Tax Assessor  
Existing Structures on Site: 5 each, single story, totaling 77,838 sq. ft. of footprint  
Current Use(s) of the Property: Steel fabrication including outdoor staging and material storage.

Please Briefly Describe the Proposed Variance: Please see the attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**REQUIRED SIGNATURES**

I Hereby Consent to the City of Tangent Accepting and Processing this Land Use Application for the purposes of reviewing the proposal as represented in the Application as submitted.

**Matt Smith, President**

  
\_\_\_\_\_  
Applicant Signature                      Date

4/15/20

**Matt Smith, Member**

  
\_\_\_\_\_  
Property Owner Signature                      Date

4/15/20

*(if different than applicant)*

**SUBMITTAL REQUIREMENTS**

Applicants are encouraged to review the underlying zone standards, in Articles 4, 5 and 6 of the Tangent Development Code, including and not limited to building height, lot coverage, and landscaping standards, etc., prior to submittal. The Development Code is available at Tangent City Hall, or on line at [www.cityoftangent.org](http://www.cityoftangent.org).

**Required Application Information**

Applications for a Variance require a site plan which shall be drawn to scale on 8 1/2 x 11 inch or 11 x 17 inch black/white reproducible sheets for copying and distribution. Scale shall be one inch equal to a multiple of ten feet (e.g. 1" = 10,20,40,100 feet. Etc.) Larger drawings may be requested or submitted for presentation and City review. Drawings shall indicate clearly and with full dimensioning the following information, as applicable, for all existing and proposed development. It is understood that some of the requested information may not apply to every application.

- (1) The names of the owner(s) and applicant if different.
- (2) The property address or geographic location and the Assessor Map number and Tax Lot number.
- (3) The date, scale and northpoint.
- (4) A vicinity map showing properties within the notification area and roads. An Assessor Map, with all adjacent properties, is adequate.
- (5) Lot dimensions.
- (6) The location, size, height and uses for all existing and proposed buildings
- (7) Yards, open space and landscaping.
- (8) Walls and fences: location, height and materials.
- (9) Off-street parking: location, number of spaces, dimensions of parking area and internal circulation patterns.
- (10) Access: pedestrian, vehicular, service, points of ingress and egress.
- (11) Signs: location, size, height and means of illumination.
- (12) Loading: location, dimension, number of spaces, internal circulation.

- (13) Lighting: location and general nature, hooding devices.
- (14) Street dedication and improvements.
- (15) Topographic features including existing and proposed grades, trees, and vegetation.
- (16) Water systems, drainage systems, sewage disposal systems and utilities.
- (17) Drainage ways, water courses, flood plain and wetlands.
- (18) The number of people that will occupy the site including family members, employees or customers.
- (19) The number of generated trip-ends per day from each mode of travel by type: employees, customers, shipping, receiving, etc. A Traffic Impact Study may be required for some developments in conformance with **Section 5.122(6)(a)6**.
- (20) Time of operation, where appropriate, including hours of operation, days of the week and number of work shifts.
- (21) Specifications of the type and extent of emissions, potential hazards or nuisance characteristics generated by the proposed use. The applicant shall accurately specify the extent of emissions and nuisance characteristics relative to the proposed use.
- (22) Such other data as may be necessary to permit the deciding authority to make the required findings.

Misrepresentation or omission of required data shall be grounds for denial or termination of a Certificate of Occupancy.

**Please address each question to the best of your ability on a separate sheet.** Both the City's Comprehensive Plan and Development Code are available on line at: [www.cityoftangent.org](http://www.cityoftangent.org), as well as from the staff. The completeness of your responses will serve to speed up the process.

**Decision Criteria.** A Variance may be granted if the following circumstances exist:

- (a) The property has unique or peculiar physical circumstances or conditions such as, irregular shape, width or depth; or exceptional natural or physical conditions such as topography, trees, native vegetation, wetlands, riparian areas, floodplain, wildlife habitat, or drainage ways; and
- (b) The requested **Variance** is the minimum necessary to address the peculiar or unusual conditions of the site; and
- (c) Any impacts resulting from the **Variance** are mitigated to the extent practical; and
- (d) The granting of the **Variance** will not be detrimental to the public welfare or injurious to other property in the area in which the property is situated; and
- (e) The granting of the **Variance** will not conflict with the purpose and intent of the district or zone or other related ordinances of the City.