



City of Tangent

32166 Old Oak Drive (PO Box 252)  
Tangent, Oregon 97389-0252

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APPLICATION FOR VARIANCE

Fee Deposit: \_\_\_\_\_  
Date Received: 6-8-2020  
(FOR CITY'S USE)

Application Date June 8 2020

APPLICANT(S) INFORMATION

Applicant(s): Roger & Sharon Bagg / Brent Pochrus (Landscaping)  
Interest in Property (Owner, Purchaser, Lessee, etc.): Landscaping Development  
Mailing Address: 350 NW Hickory Albany OR 97321  
Primary Daytime Phone: 503-789-7104  
Message or other Phone: \_\_\_\_\_  
Email for applicant, if available: brent@jhgardencenter.net  
Property Owner (if different from Applicant): Roger & Sharon Bagg  
Owner's Mailing Address: \_\_\_\_\_

SUBJECT PROPERTY INFORMATION

Property Address (if any): Rogers New Tangent Warehouse Sector  
Linn County Tax Assessor's Map No. and Tax Lot: \_\_\_\_\_  
Total Parcel Area: \_\_\_\_\_  
Existing Structures on Site: Seed Warehouses  
Current Use(s) of the Property: Seed Storage, shipping, etc.


Warehouse Front Planting Zone Variance  
Please Briefly Describe the Proposed Variance: Section 5.134-8(d) 3.-  
We will be planting Trees, Shrubs, decorative grasses, setting  
barriers -

Issue of Concern - "Remaining area treated with living ground cover ie lawn,  
ivy, evergreen shrubs, etc." - Due to nature of Seed Warehouses  
with risks of vermin & fire - we will be basing the planting zones  
with decorative Round Rock and planting with Trees, Shrubs & Grass.

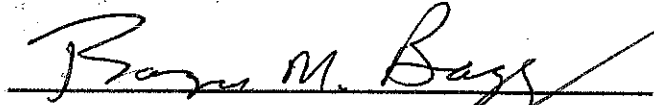
No lawn, ivy or sprawling ground covers will be used - They harbor  
Rats & Mice.

## 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.

 June 8, 2020

Applicant Signature      Date



Property Owner Signature      Date

*(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.

A. Waiting for Odot on 99E/Deved Eng. re Summit in form. on walkway + drainage

B. 2 copies given 3rd in folder

C. This is waved per Gweed/Roger @ meeting in Tanager June 1 2020 time 10:30

#### D Transportation Plan

1. access points

2. Utilize of access points

3. traffic movement

A. 5/10 trucks per day during fall and Spring Seasonal  
3/5 trucks

4) no thru trucks on oak drive

5) Given to city of Tanager.