



# Oregon

Theodore R. Kulongoski, Governor

## Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Coastal Fax: (503) 378-6033

Second Floor/Director's Office: (503) 378-5518

Web Address: <http://www.oregon.gov/LCD>

### NOTICE OF ADOPTED AMENDMENT



March 6, 2006

TO: Subscribers to Notice of Adopted Plan or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Tangent Plan Amendment  
DLCD File Number 002-05

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures\*

#### **DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: March 22, 2006**

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE DATE SPECIFIED ABOVE.**

Cc: Doug White, DLCD Community Services Specialist  
Marguerite Nabeta, DLCD Regional Representative  
Mark Darienzo, DLCD Flood Map Modernization Program Coordinator  
Georgia Edwards, City of Tangent

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**FORM 2**

**DLCD NOTICE OF ADOPTION**

**DEPT OF**

This form must be mailed to DLCD within 5 working days after the final decision  
per ORS 197.610, OAR Chapter 660 - Division 18

(See reverse side for submittal requirements)

**MAR 02 2006**

**LAND CONSERVATION  
AND DEVELOPMENT**

Jurisdiction: City of Tangent Local File No.: \_\_\_\_\_  
(If no number, use none)

Date of Adoption: February 22, 2006 Date Mailed: February 28, 2006  
(Must be filled in) (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: February 28, 2006

- Comprehensive Plan Text Amendment
- Land Use Regulation Amendment
- New Land Use Regulation
- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Other: \_\_\_\_\_  
(Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

The Council adopted the Vision Statements. The other  
Comprehensive Plan Work will continue to be worked on  
\_\_\_\_\_  
\_\_\_\_\_

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."

The Vision Statements only were revised.  
\_\_\_\_\_  
\_\_\_\_\_

Plan Map Changed from : none to \_\_\_\_\_

Zone Map Changed from: none to \_\_\_\_\_

Location: City of Tangent Acres Involved: \_\_\_\_\_

Specify Density: Previous: None New: None

Applicable Statewide Planning Goals: 1, 6, 7, 8, 10, 14

Was an Exception Adopted? Yes: \_\_\_\_\_ No: X

DLCD File No.: 002-05 (14502)

Did the Department of Land Conservation and Development receive a notice of Proposed Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing.** Yes: X No:     

If no, do the Statewide Planning Goals apply. Yes:      No:     

If no, did The Emergency Circumstances Require immediate adoption. Yes:      No:     

Affected State or Federal Agencies, Local Governments or Special Districts: City of Tangent

Local Contact: Georgia Edwards Area Code + Phone Number: 541-928-1020

Address: P.O. Box 251 City: Tangent

Zip Code+4: 97389 Email Address: georgia@cityoftangent.org

## **ADOPTION SUBMITTAL REQUIREMENTS**

This form **must be mailed** to DLCD **within 5 working days after the final decision**  
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the "Notice of Adoption" is sent to DLCD.
6. In addition to sending the "Notice of Adoption" to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only ; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to [Mara.Ulloa@state.or.us](mailto:Mara.Ulloa@state.or.us) - ATTENTION: PLAN AMENDMENT SPECIALIST.

# *City of Tangent*

32166 Old Oak Dr. Post Office Box 251 Tangent, Oregon 97389  
(541) 928-1020 Fax (541) 928-4920 [georgia@cityoftangent.org](mailto:georgia@cityoftangent.org)

February 28, 2006

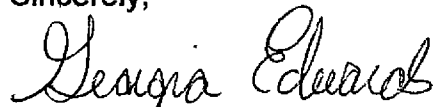
DLCD  
635 Capitol Street Suite 150  
Salem, OR 97301-2540

To Whom It May Concern:

You will find enclosed the Notice of Adoption on the Comprehensive Plan amendments the City has been working on. After a couple public hearings and extensive public comment and deliberation, the Council decided to only adopt the Vision Statements. The Council and Planning Commission will continue to work on the other revisions in accordance with the city's technical assistance grant.

If you have any questions concerning this matter, please do not hesitate to contact me. My office hours are 8 a.m. to 4:30 p.m. Monday through Friday.

Sincerely,



Georgia Edwards  
City Administrator

cc: Marguerite Nabeta  
Rob Hallyburton

BEFORE THE CITY COUNCIL OF THE CITY OF TANGENT, OREGON

IN THE MATTER OF ADOPTING A )  
VISION STATEMENT FOR THE CITY )  
TO INCLUDE IN THE TANGENT ) Ordinance 2006-001  
COMPREHENSIVE PLAN AND TO )  
REFER THE MATTER TO THE VOTERS )  
OF THE CITY )

WHEREAS, the City of Tangent is embarking on a review and revision of its Comprehensive Plan; and

WHEREAS, the City has created a community-building process to identify common community values; and

WHEREAS, a draft vision has been developed that the council desires to present to the public.

NOW, THEREFORE, the City Council for the City of Tangent hereby adopts the vision statement set out in Exhibit "A" and incorporated herein by reference.

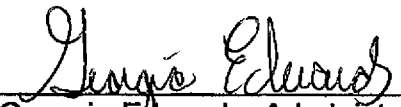
Findings in support of the vision statement are set out in Exhibit "B."

The matter will be presented to the voters of the city on the May 2006 ballot.

Dated this 22nd of February, 2006.

ATTEST:

MAYOR:

  
\_\_\_\_\_  
Georgia Edwards, Administrator


  
\_\_\_\_\_  
Christopher Schaffner

Exhibit "A"  
Tangent Visioning

The following text is added the Tangent Comprehensive Plan:

**Citizen Involvement**

We the Tangent citizens are involved in planning by participating in city activities such as: planning and council meetings, neighbor meetings, fire department activities, schools, harvest festival, park and drainage committees, and being involved in all phases of the planning process. We believe that our input, creative talents and skills are valued, encouraged, and used.

**Land Use Planning Process**

We go about planning by: identifying the values and goals that are important to us via a process that is transparent, open, and democratic. Our objective is to preserve local control consistent with statewide goals. We plan directly with affected citizens in our neighborhoods. We encourage strong neighborhood associations. We look at facts and options, and choosing the best solution that reflects our vision. The citizens provide adequate funding for planning.

**Growth Management**

We the Tangent citizens manage conversion of farmland to urban use incrementally and orderly while simultaneously integrating farmland and open space, retaining and enhancing historic places, giving preference to clean, green businesses and industry. Our city is financially solvent and sustainable. Developers pay for the full and actual costs of development. Infrastructure is built concurrently or in advance of growth. Tangent retains low, sustainable population and small town rural character and culture.

**Environment**

Tangent remains a peaceful and quiet town. It has relaxing features and inviting ambiance. We enjoy wildlife in our neighborhoods where residents also feel safe and secure. We ride horses around the neighborhood or around town. On our larger lots we raise farm animals. We protect historic places. Of significant importance, we protect the quality of our drinking, irrigation, drainage, and runoff water. We are protecting the quality of our air and sustain the quality of our lands. We plan for natural disasters such as earthquakes, high water, fire, hazardous chemical incidents including disposal, spills, and other potential contaminations.

**Population**

Tangent remains a rural community separate from nearby cities with a low population, growing at a similar rate to surrounding communities, while maintaining or improving the quality of life for existing residents. Growth continues to be incremental and managed. Conversion of farmland to urban or residential is based upon population trends. Growth is clustered around the historical center of town and slowly moving out.

Exhibit "A"  
Tangent Visioning

**Economy**

Tangent remains a rural town with downtown shops, some services serving as community gathering places. Shops continue to retain old town attractive character. Larger attractive industrial/commercial establishments continue to develop in the north area of town providing employment for local residents.

**Housing**

Tangent is a rural town with lots of open space around its houses that contribute to its livability. Tangent has a variety of lot sizes. Housing is grouped to encourage a sense of community with residents watching out for each other. There is some mix of agricultural and residential uses.

Many of the newer homes in Tangent are middle income single-family housing. Other houses are priced for lower income families, elderly, and/or people on fixed-income. Some housing developments are in clusters with dense, green, open spaces surrounding them. No homes are over two-stories.

Houses are unique in design but allow for some conformity or groupings by size and style. The housing areas have secluded, charming streets with curb appeal where children are encouraged to play freely.

Tangent has older houses and barns. People stay longer in one place encouraging long-term stability and security, and cared-for housing. There is pride in home ownership.

**Land Use**

Tangent is a unique rural town with a mix of residential and rural farmland inside the city limits. Residential development expands outward primarily east and west from the historic core of the town. Industrial/commercial areas in the north part of the town are expanding southward and eastward to meet residential growth to the south. Tangent encourages farmers to maintain farmland as open space in Tangent.

Tangent's historic town center is revitalized consistent with the character of Tangent as described in the *Down Town Plan*.<sup>1</sup> There are walking paths and gathering places; such as small shops and quaint eating places and a library for adults and youth.

Tangent provides land for a park system that is greatly admired by citizens and visitors.

Drainage ways and wetlands are integrated for parks and open space thus contributing to the charm and rural character of Tangent.

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<sup>1</sup> The Downtown Plan was adopted by the Tangent City Council on December 9, 2002

Exhibit "A"  
Tangent Visioning

**Public Facilities and Services**

The facilities and services for the city of Tangent: Provide a sense of community where residents can come together. They are available and affordable for residents, adequately funded and effectively operated and maintained.

Provide residents with a safe community where they feel safe in their homes, can ride their bikes, go for walks, and where their families can play and grow. Have technical staff capable of directing and managing the city and its resources and be accessible to its residents.

Has an infrastructure (e.g. sewer, drainage, etc.) that is designed, planned for, and implemented prior to concurrently with development. It ensures adequate service for its residents and has expansion capability.

Adequate transportation services are available. We leverage with existing service providers to remain cost effective with our services.

We take the environment and conservation into consideration for waste, water, energy, and lighting services. Lighting placement provides safety and allows the residents to see the stars.

Park services vary in type and need, providing interconnecting bike and walking paths, places for youth and elderly to enjoy. They are spacious for larger gatherings with playing fields, and smaller for quaint gatherings. Paths meander and provide connection to neighborhoods and open space for wild life.

**Transportation**

Tangent has safe, efficient and economical transportation routes. There are orderly and sufficient outlets, inlets, with railroad crossings, walkways and bike paths designed to minimize congestion and speed. Neighborhoods give input on road and pathway design. Tangent neighborhoods are connected through a series of bike and walking paths. Every street is lined with trees and has gained the reputation of a "Tree City." Tangent has open green space, walkways, and public parks that serve the entire community with public access with connected walkways to existing areas of the community. Streets, highways, and pathways meet the needs of the transportation disadvantaged. Streets and highways facilitate the flow of goods and services throughout the community.



**EXHIBIT B**  
**Findings in Support of Ordinance No. 2006-01**

**General Findings**

1. The City Council finds that it is important to establish its vision for the City of Tangent in the Comprehensive Plan to provide a focus for development.
2. A visioning party was held on January 7, 2006 to discuss community values. Those present were divided into groups. Those groups generated a series of visions to correspond with various portions of the draft comprehensive plan that was presented in September 2006.
3. The comments and responses were combined and reorganized by the Planning Commission on January 12, 2006. The city council had a public hearing on the draft on January 18, 2006. Other testimony was taken in written and oral form prior to and during the joint Citizen Involvement Committee (CIC), planning commission and council hearings on February 8, 2006 and February 22, 2006. The version of the vision being presented to the voters was subject to minor revisions by the council, but in most respects is the same format and content endorsed by the planning commission and CIC.
4. The vision statements are not intended to be used to evaluate individual applications. Rather the vision statements provide a broad community consensus of how residents want development to occur. These vision statements will be implemented through the adoption of specific comprehensive plan policies and development code standards that will be applied to development proposals.

**Findings Addressing the Statewide Land Use Planning Goals**

1. **Goal 1 – Public Participation**  
In an effort to draft a comprehensive revision of the city's comprehensive plan, the Tangent Planning Commission (planning commission) held 19 meetings throughout 2004 and 2005 to discuss each element of the comprehensive plan. Notice of those meetings was published in the city's newsletters, which is distributed to all city residents, in January 2006, April 2005, June 2005, and July 2005. The notice advised that the planning commission was considering updates to the comprehensive plan, and that the public was invited to provide input.

In September 2005, the planning commission and city council held a joint public hearing on the plan. Testimony from the hearing indicated a need to

scale back the revisions in order for residents to fully understand and agree to the changes being made.

In November and December 2005, members of the planning commission and city council held seven community planning sessions with interested members of the public to discuss growth and development, and to begin to articulate a vision for that development. The informal discussions included discussions regarding: community visions, population projections, and housing needs.

On December 4, 2005, DLCD was provided notice in accordance with ORS 192.615 that the city would consider amendments to its comprehensive plan with respect to the vision. In addition, notice of city proceedings, including a visioning party held on January 6, 2006, a public hearing before the CIC, planning commission and council on January 18, 2006 and a public hearing before the Tangent City Council on January 23, 2006 was included in the December newsletter and posted on the city's website. Individual notices were provided to persons requesting such notice.

Notice was also provided to the Linn County Planning Department and the Cities of Albany and Corvallis, in accordance with city policies and ordinances.

The process by which the visions were adopted was consistent with city plan provisions, and ORS 197.615.

2. **Goal 2 -- Land Use Planning**  
The proposed vision is the result of a deliberative public process, complies with the process outlined for adoption of a comprehensive plan in statute and administrative rule, and is supported by an adequate factual base.
3. **Goal 3 -- Agricultural Lands**  
The proposed visions do not affect any lands subject to Goal 3.
4. **Goal 4 -- Forest Land**  
There are no forest lands located within the city limits or UGB. Therefore this goal does not apply.
5. **Goal 5 -- Protection of Natural Resources and Conservation of Scenic and Historic Areas and Open Spaces**  
The proposed amendments do not affect any current provisions of the TCP pertaining to Goal 5.
6. **Goal 6 -- Air, Water, and Land Resources Quality**

The proposed amendments are consistent with Goal 6, in that they recognize the value of these lands and resources.

7. **Goal 7 -- Areas Subject to Natural Hazards**  
The major hazard located within the city is flood related. The vision recognizes that lowland areas need to be subject to special development constraints to protect life and property.
8. **Goal 8 -- Recreational Lands**  
The proposed amendments do not affect any current provisions of the TCP pertaining to Goal 8.
8. **Goal 9 -- Economic Development**  
The proposed vision reflects a community desire to promote business development in the commercial core, and to encourage businesses that serve the local community.
9. **Goal 10 -- Housing**  
The vision statement pertaining to housing reflects Goal 10's focus on providing a variety of housing types to provide for a varied population. The vision statement also articulates the city's intention to honor and retain its small town flavor.
10. **Goal 11 -- Public Facilities**  
The proposed amendments do not affect any current provisions of the TCP pertaining to Goal 11.
11. **Goal 12 -- Transportation**  
The proposed amendments do not affect any current provisions of the TCP pertaining to Goal 12.
12. **Goal 13 -- Energy Conservation**  
The proposed amendments do not affect any current provisions of the TCP pertaining to Goal 13.
13. **Goal 14 -- Urbanization**  
The proposed amendments retain existing zoning designations, including the existing UGB. Development on property located within city limits will be consistent with requirements set out within the zoning designations. If the statements are approved by the voters, future amendments will implement the vision statements through the adoption of amendments to the comprehensive plan and development code.
14. **Goals 15, 16, 17, 18 and 19--(Coastal and Shorelands Goals)**  
These goals do not apply.