



# Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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[www.lcd.state.or.us](http://www.lcd.state.or.us)

## NOTICE OF ADOPTED AMENDMENT

August 22, 2007



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 002-07

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: September 4, 2007**

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  
Gloria Gardiner, DLCD Urban Planning Specialist  
Marguerite Nabeta, Dlcd Regional Representative  
Georgia Edwards, City of Tangent

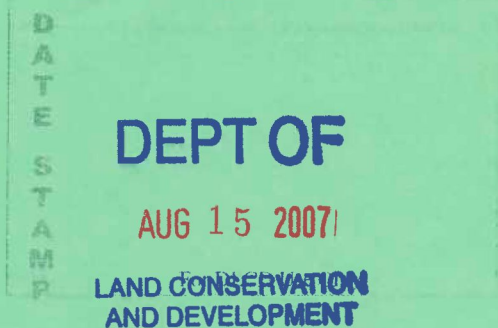
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# DLCD

## Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD  
**WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION**  
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

In person  electronic  mailed



Jurisdiction: **City of Tangent**

Local file number: **None**

Date of Adoption: **8/13/2007**

Date Mailed: **8/14/2007**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Select one** Date: **6/25/2007**

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

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

Amend the Comprehensive Plan by revising the introduction to include a vision statement by the voters of Tangent. Amend Goal 1 - Citizen Involvement. Amend Goal 2 - Land Use, Amend Goal 10 - Housing, adopt population projection and a land need methodology. Clarified Goal 12 - Transportation regarding population projections numbers being modeling numbers only and further work will be completed on Goal 12 with Grant money.

Does the Adoption differ from proposal? Yes, Please explain below:

Background documents were not completed.

Plan Map Changed from: **None**

to:

Zone Map Changed from: **None**

to:

Location: **None**

Acres Involved:

Specify Density: Previous: **No change**

New:

Applicable statewide planning goals:

- |                                     |                                     |                          |                          |                          |                          |                          |                          |                          |                                     |                          |                                     |                          |                          |                          |                          |                          |                          |                          |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b>                            | <b>2</b>                            | <b>3</b>                 | <b>4</b>                 | <b>5</b>                 | <b>6</b>                 | <b>7</b>                 | <b>8</b>                 | <b>9</b>                 | <b>10</b>                           | <b>11</b>                | <b>12</b>                           | <b>13</b>                | <b>14</b>                | <b>15</b>                | <b>16</b>                | <b>17</b>                | <b>18</b>                | <b>19</b>                |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Was an Exception Adopted?  YES  NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes  No

If no, do the statewide planning goals apply?

Yes  No

DLCD # 002-07(16194)

If no, did Emergency Circumstances require immediate adoption?

Yes  No

**DLCD file No.** \_\_\_\_\_

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Because Tangent is required by charter to send comprehensive matter to the voters, there was a short time frame to get material completed. Acknowledgement is expected to take place after the vote

---

Local Contact: **Georgia Edwards**

Phone: (541) 928-1020 Extension:

Address: P.O. Box 251

Fax Number: 541-928-4920

City: **Tangent**

Zip: 97389-

E-mail Address: [georgia@cityoftangent.org](mailto:georgia@cityoftangent.org)

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## 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 Complete Copies** (documents and maps) 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. **Electronic Submittals:** At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: [webserver.lcd.state.or.us](http://webserver.lcd.state.or.us). To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing [mara.ulloa@state.or.us](mailto:mara.ulloa@state.or.us).
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 now access these forms online at <http://www.lcd.state.or.us/>. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax

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**BEFORE THE CITY COUNCIL  
OF THE CITY OF TANGENT, OREGON**

4 **IN THE MATTER OF AMENDING THE )**  
5 **TANGENT COMPREHENSIVE PLAN TO )**  
6 **INCORPORATE ITEMS APPROVED BY )**  
7 **THE VOTERS IN 2006 AND 2007, )** **Ordinance No. 2007-007**  
8 **INCLUDING THE 2006 VISION STATE- )**  
9 **MENT, A POPULATION PROJECTION )**  
10 **AND A LAND NEED METHODOLOGY )**  
11 **AND ADOPTING FINDINGS IN SUPPORT )**  
12 **THEREOF )**

14 WHEREAS, the City of Tangent adopted its Comprehensive Plan (Plan) in 1984;  
15 and

16  
17 WHEREAS, data included in the plan, particularly data pertaining to population  
18 projections and residential, commercial and industrial land availability, is out of date and  
19 does not reflect current conditions; and

20  
21 WHEREAS, the purpose of a comprehensive plan is to provide a document for  
22 orderly development within the city; and

23  
24 WHEREAS, amendments are needed in order for the city to make decisions  
25 regarding development within the city limits and urban growth boundary.

26  
27 NOW, therefore, it is hereby ORDAINED by the City Council for the City of  
28 Tangent, as follows:

29  
30 Section 1. The amendments to the Plan set forth in Exhibit A, which are attached  
31 hereto and incorporated herein by this reference, are adopted.

32  
33 Section 2. The findings in support of the amendments are set forth in Exhibit B,  
34 which is attached hereto and incorporated herein by this reference.

35  
36 Section 3. Severability and Interpretation.


37  
38 a. Severability. If any part of this ordinance is declared unlawful or  
39 unconstitutional by a tribunal of competent jurisdiction, the unconstitutional or unlawful  
40 provisions shall be severed and the remainder shall remain in full force and effect.

41  
42 b. Interpretation. If there is a conflict or ambiguity between the new  
43 provisions and provisions adopted prior to this ordinance, the ordinance shall be  
44 interpreted to give precedence and effect to the provisions adopted in the ordinance, to  
45 the fullest extent possible.  
46

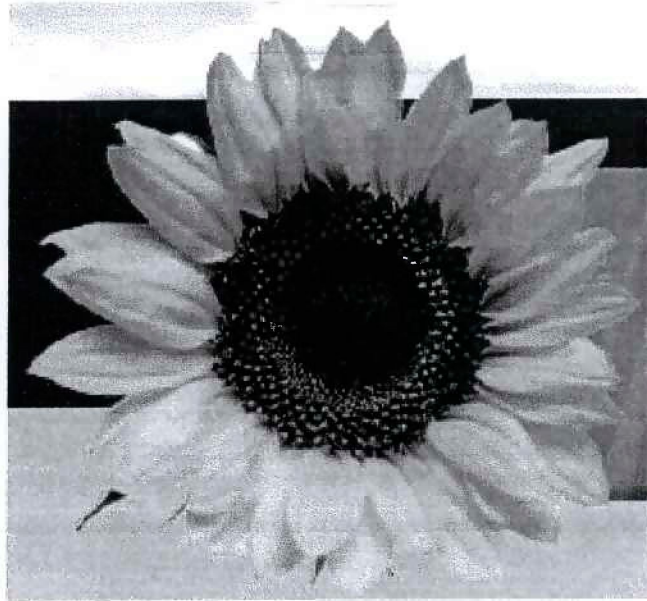
1            Section 4. These amendments shall be effective the day after the votes have  
2 been certified for the November 2007 ballot, if the amendments are approved by the  
3 voters. In accordance with the Tangent City Charter.

4  
5            DATED this 13 day of August, 2007.

6  
7            Attest:

8  
9  
10             
11           \_\_\_\_\_  
12           Georgia Edwards  
13           City Administrator

  
                 \_\_\_\_\_  
                 Seaton McLennan  
                 Mayor



**CITY OF TANGENT**  
Comprehensive Plan  
Amendments

July 2007

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# PLEASE READ:

## **Proposed amendments in this document are:**

- ADDITION of the Vision Statement, in the Introduction, that was adopted by the voters in May 2006.
- ADDITION of a list of current interrelated issues.
- DELETION of pages 1, 2, and 3 of the current Comprehensive Plan.
- REVISION of State Goal 1 section. It was totally revised and it replaces Goals and Policies relating to Citizen Involvement. It deletes pages 4 and 5 of the current Comprehensive Plan.
- REVISION of State Goal 2 section. It was revised and replaces Goals and Policies relating to land use planning. It deletes pages 6, 7, 8, and 9; and pages 65 through 83 of the current Comprehensive Plan.
- NOT CHANGED: State Goals 3 through 9 were not changed.
- REVISION of State Goal 10 section. It was revised and replaces Goals and Policies relating to Housing. It deletes pages 20 and 21; and 94 through 102.
- NOT CHANGED: State Goal 11 section was not changed.
- AMENDED: State Goal 12 section is only amended by adding a note with 2 items to Transportation. It replaces page 28 in the current Comprehensive Plan.
- NOT CHANGED: The Transportation System Plan is not changed.
- NOT CHANGED: State Goals 13 and 14 sections were not changed.

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# TABLE OF CONTENTS

<b>Introduction.....</b>	<b>1</b>
Vision Statements.....	1
Background .....	5
Assumptions .....	6
Purpose of the Comprehensive Plan.....	6
<b>State Goal 1: Citizen Involvement .....</b>	<b>8</b>
Vision.....	8
State and City Goals, Policies .....	8
Program for Citizen Involvement.....	10
<b>State Goal 2: Land Use Planning .....</b>	<b>11</b>
Vision.....	11
Background .....	12
Buildable Land Inventory.....	13
Criteria .....	14
State and City Goals; City Policies .....	15
Sources of Data .....	18
<b>State Goal 10: Housing.....</b>	<b>19</b>
Vision.....	20
Background .....	20
Current Housing Inventory.....	21
Criteria .....	22
State and City Goals; City Policies .....	22
Sources of Data .....	25
<b>State Goal 12: Transportation .....</b>	<b>26</b>



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# **INTRODUCTION:**

# Vision & Background

The Comprehensive Plan for the City of Tangent (the City) is the primary document which guides and controls land use within the City limits and the Urban Growth Boundary (UGB). The Plan is intended to reflect the community's current thoughts on land use planning and to be responsive to the needs and desires of its citizens.

## **VISION STATEMENTS**

*The following vision statements were adopted by the voters in May 2006.*

### **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 are 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—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, and 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.

## 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.



### TANGENT CITIZENS DEFINE RURAL CHARACTER AS:

- Low Traffic
- Family Farms
- View of fields, trees and barns
- Presence of white herons, bats, owls, rabbits and quail
- Changing colors of the fields
- Working farm machinery
- Children playing in fields
- Old warehouses
- Bass Estate
- Grass seed community
- See mountains, birds and wildlife
- Farmers & farm equipment on our roads
- See open space from my window
- Can see the stars
- Trees
- Relaxed
- Hear roosters crow
- Many small domestic animals
- Watch sun rise
- Have large animals
- Ride horses around town

## **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 enables 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 Downtown Plan. 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.

## **Public Facilities and Services**

Tangent provides a sense of community where residents can come together. Facilities and services are available and affordable for residents, adequately funded and effectively operated and maintained.

Tangent provides 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. We have technical staff capable of directing and managing the City and its resources and are accessible to its residents.

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

Adequate transportation services are available. We leverage 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, and places for youth and elderly to enjoy. Parks 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, 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. Tangent 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.

# BACKGROUND

## Current Interrelated Issues

1. Drainage causes flooding when development blocks natural drainage ways.
2. Not having a community-wide water system raises concerns about maintaining water quality. This discourages commercial and industrial development because of the cost of fire suppression facilities.
3. Having no tax base results in inadequate community services and facilities. Funding for planning and development is primarily from fees and grants.
4. There is pressure to convert Exclusive Farm Use (EFU) land into residential use. This pressure comes from speculative purchase of EFU land for development, as well as Measure 37 (M37) Claims. Both, particularly the M37 claims, lead to planning uncertainty.
5. There is a lack of community-wide meeting places, such as a large park and community center.
6. Tangent's Downtown needs redevelopment.
7. A decision needs to be made to keep, not keep, or annex the northern urban growth boundary (N-UGB).
8. There was a three-mile buffer between the city limits of Tangent and Albany. Without consultation, Albany has moved south, two of those three miles, with major development towards Tangent's northern city boundary. This development impacts Tangent, especially traffic.
9. Hwy 34 will become an expressway. Access may be cut off from Hwy34 intersections and will be directed to the Hwy 99E and Hwy 34 interchange.
10. Transportation to neighboring communities is becoming an increasing concern for our older residents and for those wanting an alternative to the private automobile.

## **ASSUMPTIONS**

### **Sewer System**

The sewer system is adequate for the planning period. The major facility operated by the City of Tangent is its sewer system. This system provides for service to all areas within Tangent's current city limits and UGB.

### **Land Use**

Land use is based on the premise that Tangent will retain its agricultural character and economy.

### **Population**

During the planning period to the year 2026, Tangent proposes land use designations to accommodate a projected 1501 population coordinated with Linn County.

## **PURPOSE OF THE COMPREHENSIVE PLAN**

The Comprehensive Plan is the document through which the citizens of Tangent have made the basic choices on how land development and redevelopment should occur, and how it will be managed. The Plan is intended to maintain and improve the existing quality of life for residents by:

1. Contributing to a healthy, stable, and diversified economy in Tangent.
2. Facilitating citizen participation in all phases of the planning process.
3. Providing for an orderly, efficient, and timely arrangement of public facilities and services to function as the framework for urban development.
4. Providing adequate land to meet anticipated future demands for urban needs in a logical and orderly manner.
5. Identifying and protecting farm and open-space lands from encroachment by urban development.
6. Encouraging flexibility and innovation in development techniques to permit diversity within the community and to slow the increase in development costs.
7. Providing for the retention of natural, historical, archeological, and cultural resources which contribute to the livability of the community.
8. Reducing the uncertainty of the development process.
9. Protecting the values of its citizens and the unique character by maintaining Tangent in a rural setting.

**The Comprehensive Plan for the City of Tangent is composed of three major interrelated parts:**

- **GOALS AND POLICIES**
- **COMPREHENSIVE PLAN MAP**
- **SUPPORTING DOCUMENTS**

The City of Tangent **LAND USE DEVELOPMENT CODE** flows from this Comprehensive Plan and specifies how the goals and policies will be implemented.

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# STATE GOAL 1: Citizen Involvement

## VISION

Citizen Involvement and Land Use Planning (adopted May 2006): 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.

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 effected 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.

## STATE GOAL NO. 1 CITIZEN INVOLVEMENT

*To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process. OAR 660-015-0000 (1)*

## CITY GOAL 1.1

*To provide for ongoing citizen participation and involvement in all matters and phases related to land use and community planning that affects the livability, community sustainability, and quality of neighborhoods and the community as a whole.*

**Policy 1.1.1** The City shall encourage development of and use of neighborhood associations, citizen involvement process and committee and citizen advisory committees needed to meet state Goal 1.

**Policy 1.1.2** The City shall creatively consider many options to encourage citizen involvement and use the most effective media and methods.



- Policy 1.1.3** The City shall use effective two-way communication with citizens and assure that citizens receive a response from policy makers.
- Policy 1.1.4** The City shall provide information and notices on community involvement opportunities when appropriate.
- Policy 1.1.5** The City shall clearly state the mechanism through which the citizens will receive a response from policy makers.

## **CITY GOAL 1.2**

*To improve and maintain communications to ensure that citizens, neighborhood groups, and affected property owners are given the opportunity to be involved in all phases of the comprehensive planning process.*

- Policy 1.2.1** The City shall provide for citizen participation in appropriate functions of government and land-use planning.
- Policy 1.2.2** The City shall provide written instructions explaining how citizens can influence decision-making in planning and land use decisions.

## **CITY GOAL 1.3**

*To assure that all citizens within Tangent have the opportunity to review all material used in the development of amendments to the Tangent comprehensive plan, review the various drafts of the amendments, offer comments on the plan amendment drafts to the planning commission and city council, and to provide a mechanism to offer feedback to the involved citizens.*

- Policy 1.3.1** All legislative revisions to the Comprehensive Plan, and Zoning Ordinance, whether initiated by petition or referred by the Council, shall be presented to the voters as required by the Tangent City Charter. However, a positive vote on any revision shall not in itself constitute citizen involvement as required by State Goal 1. Compliance with State Goal 1 must be achieved through public review in accordance with official Citizen Involvement Program before the amendments are placed on the ballot.

## **CITY GOAL 1.4**

*To assure that technical information is available in an understandable form.*

**Policy 1.4.1** Information necessary to reach policy decisions shall be available in a simplified, understandable form. Assistance shall be provided to interpret and effectively use technical information. A copy of all technical information shall be available at City Hall.

## **PROGRAM FOR CITIZEN INVOLVEMENT**

A Program for Citizen Involvement shall be established by Resolution and maintained by the Tangent City Council.

A Committee for Citizen Involvement (CCI) shall be formed in accordance with a City Ordinance for the purpose of monitoring and implementing the Program for Citizen Involvement in an ongoing manner.

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# STATE GOAL 2: Land Use Planning

## VISION

Tangent remains a rural community distinct and separate from nearby cities. We grow at a slower rate than surrounding communities, while maintaining or improving the quality of life for existing residents. Growth continues to be incremental and managed. Residential development expands outward primarily east and west from the historic core of the town. Industrial/commercial areas are in the north part of the town. The City is unique due to a mix of residential and rural farmland inside the city limits. 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 *Downtown Plan*. There are walking paths and gathering places, such as small shops and quaint eating places and a library for adults and youth. The city provides land for a park system that is greatly admired by citizens and visitors. Drainage ways and wetlands are integrated with parks and open space, thus contributing to the City's charm and rural character.

We go about planning by identifying the values and goals that are important to us via a transparent, open, and democratic process. 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, choosing the best option that reflects our vision. We, as citizens, provide adequate funding for planning.

# BACKGROUND

## Current Issues

1. Most of Tangent is relatively flat with older development on the higher ground. Water sits on the surface of agricultural lands from November to April. New development increases impermeable surface run-off and impedes the natural drainage and the return of water to the soil and increases water runoff, which may lead to flooding. Changes in farming practices can create adverse impacts on drainage in Tangent. Changes in rainfall can have unpredictable adverse effects.
2. With increased development there is increased potential for drinking water contamination which is a health and safety issue.
3. Planning will need to take into consideration the expansion of Albany—when Tangent was incorporated the cities were three miles apart. Now Albany has moved the southern boundary of its city limits two miles closer, leaving only one mile between the cities.
4. Oregon Department of Transportation is planning to convert Highway 34 into an expressway which may leave the only access to it from the Highway 99E interchange.
5. It is unknown how the proposed Linn County Renaissance Fair, two miles east, will affect Tangent.

# BUILDABLE LAND INVENTORY\*

TOTAL ACRES IN TAX LOTS	LAND AREA			2007 CITY LAND USE DISTRICTS					
	CITY	EFU	UGB CITY	RS-10	RM-10	RM-6	CC	HC/I	GI
	2219.02	1679.77	539.25	98.48	15.52	71.33	74.48	85.48	193.96
PERCENT		75.70%	24.3%	19.28%	2.89%	13.23%	13.81%	15.89%	35.97%
DEVELOPED LAND			217.04	29.97	15.52	46.34	25	39	62
VACANT LAND			322.21	69.51	0.00	24.99	49.27	46.12	132.32
CONSTRAINED LAND			49.33	5.06	0.00	8.40	3.51	4.66	27.69
BUILDABLE LAND			273.26	64.45	0.00	16.59	46.14	41.46	104.63
				COUNTY UGB					
				RR-2.5				RCM	LI
COUNTY UGB			106.00	68.54				11.69	25.77
DEVELOPED LAND			26.59	16.99				0.00	9.60
CONSTRAINED LAND			15.51	11.84				1.75	1.91
BUILDABLE LAND			63.90	39.71				9.94	14.26
TOTAL ACRES			645.25	167.02	15.52	71.33	74.48	97.17	219.73
TOTAL BUILDABLE ACRES			337.17	104.16	0.00	16.59	46.14	51.40	118.89

LAND USE DISTRICTS (ZONES)			
UGB	(Within) Urban Growth Boundary	RM-10	Residential Multi Family (minimum 10,000 sq ft lot)
CC	Community Commercial	RR-2.5	County Rural Residential (2.5 Acres)
EFU	Exclusive Farm Use	RCM	County Rural Commercial
GI	Industrial (in the City)	LI	County Limited Industrial
HC/I	Highway Commercial/Industrial		
RM-6	Residential Multi Family (minimum 6,000 sq ft lot)		

\* As of July, 2007—For a most recent update of the Building Land Inventory, contact the Tangent City Administrator.

## CRITERIA

Data will be collected for each land parcel based on assessor information, GIS (Geographic Information System) database, aerial photographs, and verified with on-site assessment. Data sources will be referenced. GIS, most recent census, and assessor data are considered factual data. Data for each parcel in the Inventory will be recorded as an individual “record” on a spread sheet and referenced to the Map.

The following criteria shall be used for determining the quantity of buildable land in each tax lot:

**Developed land** is one-quarter acre or smaller with a structure<sup>1</sup>. If any residual amount of land remaining after application of the one-quarter acre subtraction is less than one quarter of an acre the parcel will be considered as developed. Dedicated parks, dedicated open space, and dedicated greenbelt are considered developed. A lot that is publicly owned or in public use, such as a church, is considered developed.

**Vacant land** is totally vacant or redevelopable. Lots under site development are considered vacant until development is complete.

**Redevelopable land** is a parcel with permanent building<sup>2</sup> and other improvements with the total valued less than 30% of the land value.

**Partially Vacant land** is a parcel over one-quarter acre and with a structure. In residential zones, if any residual amount of land remaining after application of the one-quarter acre subtraction is less than one quarter of an acre the parcel will be considered as fully developed. In commercial and industrial zones the total improved, and used, land shall be considered developed.

**Constrained Lands** are those lands specifically designated “unbuildable” by code or other law and are shown on the BLI Map and or most recent flood, wetlands, and riparian area maps. Sources are to be cited. Constrained Lands will be subtracted from the buildable portion of each parcel. Constraints shall include drainage ways, flood hazards, wetlands, and riparian vegetation.

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<sup>1</sup> A walled and roofed building valued at least \$20,000.

<sup>2</sup> An example of a permanent improvement is a paved parking area. A non-permanent improvement is a gravel parking area. Lots classified as roads or lots that provide access to another tax lot will be considered as developed.

## **STATE GOAL NO. 2 LAND USE PLANNING**

*To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions. OAR 660-015-0000 (2)*

### **CITY GOAL 2.1**

*To plan for future development, which will provide adequate housing, employment, and services for a community of 1501 by the year 2026.*

**Policy 2.1.1** The City shall coordinate its population projections with Linn County.

**Policy 2.1.2** The City shall coordinate all planning work with state, county, federal, and other city plans, and with relevant special districts. The Division of Lands and Conservation Development (DLCD) will be considered a major resource for planning processes.

**Policy 2.1.3** The City of Tangent shall adopt residential density standards to prevent overcrowding and health hazards and to assure or enhance livability.

**Policy 2.1.4** The City will allow land in any zoning district to be developed using a planned unit development process, so that flexible and innovative development techniques can be used to address long range development issues concerning the land. The City may approve a Planned Unit Development (PUD) if:

- **(2.1.4.1)** The planned unit development is consistent with the goals and policies of the Tangent Comprehensive Plan.
- **(2.1.4.2)** The planned unit development shall have no adverse impact on the surrounding neighborhoods and the City.
- **(2.1.4.3)** The planned unit development will result in an attractive, healthful, efficient and safe living, shopping and working environment for the citizens of the City and the general public.
- **(2.1.4.4)** If a planned unit development is approved for the development of a particular property, a (PUD) overlay designation shall be applied to the existing zoning map designation for that property.

## CITY GOAL 2.2

*To maintain a current inventory of land within the city and in the urban growth boundary outside the city.*

**Policy 2.2.1** The City shall keep an inventory of lands within its jurisdiction using the criteria stated above.

**Policy 2.2.2** Partitioning of large lots shall not create landlocked parcels.

## CITY GOAL 2.3

*To maintain and encourage the existing agricultural activities outside the urban growth boundary but within the city limits.*

## CITY GOAL 2.4

*To preserve the residential area of Tangent by directing commercial and industrial land uses to the northern portion of the City and maintaining a green belt around the residential core.*

**Policy 2.4.1** New developments shall be located in proximity to core public services.

**Policy 2.4.2** In reviewing proposals for development, the City of Tangent shall require separation and buffering between residential, commercial and industrial zones.

**Policy 2.4.3** The City of Tangent shall review all development proposals for sustainability and livability of the community.

**Policy 2.4.4** Any proposal for regional commercial development must

### Green Belt

is a policy or land use designation used in land use planning to retain areas of largely undeveloped, wild, or agricultural land surrounding neighboring urban areas. Similar concepts are greenways or green wedges which have a linear character and may run through an urban area instead of around it.

In those countries which have them, development in green belt areas is heavily restricted. The objectives of green belt policy are to:

- protect natural or semi-natural environments;
- improve air quality within urban areas;
- ensure that urban dwellers have access to countryside, with consequent educational and recreational opportunities; and
- protect the unique character of rural communities which might otherwise be absorbed by expanding suburbs.

### The Greenbelt has many benefits for people:

- walking, camping, and biking areas close to the cities and towns.
- places for wild plants and animals.
- cleaner air and water



consider the entire Comprehensive Plan and impacts on population, housing and urban services, including fiscal, environmental, and sociological impact.

## **CITY GOAL 2.5**

*To provide for changing public policies, attitudes, and circumstances and to maintain the Tangent Comprehensive Plan as an up to date workable document for decisions and action related to land use.*

- Policy 2.5.1** The City of Tangent shall follow state law when changing or amending the Tangent Comprehensive Plan.
- Policy 2.5.2** The City of Tangent shall review the Comprehensive Plan and related Ordinances on a continuing schedule in accord with most urgent priorities and after proper public involvement, agency contact, and open public hearings, proposed revisions will be submitted to the voters for approval.

**Policy 2.5.3** Planning shall identify issues and problems, inventories and other factual information, evaluate alternative courses of action and policies while taking into consideration social, economic, energy, and environmental needs.

**Policy 2.5.4** The City of Tangent shall consider amendments to the Tangent Comprehensive Plan which are initiated by:

- **(2.5.4.1)** Any affected citizen of Tangent, public or private agency or jurisdiction.
- **(2.5.4.2)** The Tangent Planning Commission.
- **(2.5.4.3)** The Tangent City Council.

- **Clean, low impact and value added economic development;**
- **Energy efficient design and green infrastructure;**
- **Environmentally-friendly transportation systems (reduced reliance on motorized transport);**
- **Preservation of important ecosystems, habitat areas, and watersheds;**
- **Preservation of significant community, cultural, and heritage features for future generations;**
- **Preservation of agricultural resource lands;**
- **Sustainable lifestyles that reduce one's ecological footprint (a widely used indicator of environmental sustainability based on the amount of land and water a human population would hypothetically need to support its itself and absorb its wastes, given prevailing technology.)**

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Sources of Data Used in the Land Inventory

**SUPPORTING DOCUMENTS FOR LAND INVENTORY**

<b>Item</b>	<b>Date</b>	<b>Location of Document</b>
Account number, map and tax lot number, lot acres, land value, name of owner, Tangent address, other address	Ongoing	Linn County Assessor <a href="http://www.co.linn.or.us/assessor/PropSearch.asp">http://www.co.linn.or.us/assessor/PropSearch.asp</a>
Building limitations	2002	Tangent City Hall— Tangent Local Wetland and Riparian Areas Assessment: Wetlands (map)

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# STATE GOAL 10:

# Housing

## VISION

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. Tangent remains 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 many residents watching each others houses. 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-story.

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. There are walking paths and gathering places. 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.

# CRITERIA

- 1. The population for the year 2026 is projected to be 1501.
- 2. Persons per household (pph) will use the most recent census data—currently 2.75 pph.
- 3. Planned density, in units per acre, shall be:
  - a. Residential, single family, 10,000 square foot lot, (RS-10) = 3
  - b. Residential, multi-family, 10,000 square foot lot, (RM-10) = 6
  - c. Residential, single family, 6,000 square foot lot, (RS-6) = 6
- 4. Desired future vacancy rates:
  - a. Owner occupied = 6%
  - b. Renter occupied = 4%
- 5. Estimated current dwelling units to be demolished by the year 2026 = 10

## STATE GOAL NO. 10 HOUSING

*To provide for the housing needs of the citizens of the State. OAR 660-015-0000 (10)*

### CITY GOAL 10.1

*To provide for the housing needs of the community with an anticipated population of approximately 1501 by the year 2026.*

- Policy 10.1.1** Future housing development shall be located in areas where city services can be economically provided when they become available.
- Policy 10.1.2** The City shall establish zones for use as single family dwellings and multi-family housing. The City shall balance ratios (targets) for housing as follows: 95% single family dwellings; 5% multi-family dwellings.
- Policy 10.1.3** Due to building cycles, the City anticipates that a specific housing type may vary as much as 10% from the balance ratios. The City shall consider further diversions under the Conditional Use Permit Process.

## **BACKGROUND**

Development of a housing information base is the first step in the development of housing elements of a Comprehensive Plan. This information can be used in analyzing housing needs and supply, defining current unmet housing needs, and forecasting future housing needs.

Housing considerations are an important part of a Comprehensive Plan because of the effect that government actions can have on the availability of various types, costs, and overall supplies of housing. Local governments primarily affect housing supply through zoning regulations, systems development charges, and other development fees and taxes, provision of public facilities and services, and utilization of state and federal housing assistance programs.

A housing plan should promote a sense of community and interaction among the people of Tangent. A pedestrian-friendly environment is defined as the distance a person can walk easily in five to ten minutes from the core to the edge of its neighborhoods. The focus is typically the location of a mix of uses, possibly including parks, open space, shops, services, civic functions, and connections to public transportation. Housing should be located so that it is within a 1/4 mile or five minute walk of the core, its downtown or the highest concentration of housing. Medium density housing is generally located within a ten-minute walk of the core.

Up to a one mile radius from the core of the neighborhood is a secondary area that typically is the appropriate location for low-density housing. It is important to note that this is a conceptual layout of an ideal neighborhood. Many functional, natural, political and market constraints will influence the final form of its development. Clearly it will be more easily achieved on large parcels. For developed areas consisting of one or more immediate neighborhoods, where infill and redevelopment are appropriate and possible, the concept will be useful to guide development that maintains, enhances, and/or creates a sense of community.

### **Current issues:**

1. Manufactured homes in parks no longer meet the definition of affordable housing—paying no more than 30% of family income for housing. Newer innovative housing types must be explored to meet the needs of our low-income population in Tangent.
2. Housing must be located so that it will not interfere with natural drainage flow. All steps must be taken to avoid altering the natural flow of drainage water.
3. Housing developments must not contribute to flooding or increased flow during stormwater events. Tangent must require future developments to utilize attractive, above-ground detention bioswale technologies to catch or detain and help purify storm water runoff.

# CURRENT HOUSING INVENTORY\*

ZONING	SF UNITS	SB UNITS	SF MOD PK UNITS	MAN DW UNITS	DUPLEX UNITS	TRI-QUAD PLX UNITS	M FAI UNITS	DUAL USE UNITS	TOTAL HH UNITS	VACANT UNITS
RS-10	64	6			2	3			75	0
RM-10	45								45	0
RM-6		40	184						224	25
GI	2								2	0
HCI	2	1							3	0
CC	33	4				6		2	45	0
EFU	25								25	1
<b>TOTAL CITY</b>	<b>171</b>	<b>51</b>	<b>184</b>	<b>2</b>	<b>9</b>	<b>0</b>	<b>2</b>		<b>419</b>	<b>26</b>
<b>COUNTY UGB</b>										
UGA-RR-2.5	24	15		2					41	0
UGA-U	6	1							7	0
UGA-RCM				2						0
<b>TOTAL COUNT</b>	<b>30</b>	<b>16</b>		<b>2</b>					<b>48</b>	<b>0</b>
<b>TOTAL CITY &amp; COUNTY UGB</b>	<b>201</b>	<b>67</b>	<b>184</b>	<b>4</b>	<b>9</b>	<b>0</b>	<b>2</b>		<b>467</b>	<b>26</b>

	TOTAL	CITY	COUNTY
SINGLE FAMIL	452	406	46
MULTIPLE FAMIL	13	11	2
DUAL USE	2	2	0
<b>TOTAL HH UNITS</b>	<b>467</b>	<b>419</b>	<b>48</b>

RENTAL HOUSING	
RS-10	11
RM-10	0
RM-6	54
UGA-RR-2.5	0
<b>TOTAL RENTAL UNITS</b>	<b>65</b>
Percent	13.92%

	HH UNITS	VACANT
TOTAL CITY	419	26
TOTAL CO UGB	48	0
<b>TOTAL HH UNITS</b>	<b>467</b>	<b>26</b>
<b>TOTAL OCCUPIED UNITS</b>	<b>441</b>	

VACANT UNITS	
	0
Percent Vacancy	5.57%

\* As of July, 2007—For a most recent update of the Housing Inventory, contact the Tangent City Administrator.

## CRITERIA

1. The population for the year 2026 is projected to be 1501.
2. Persons per household (pph) will use the most recent census data—currently 2.75 pph.
3. Planned density, in units per acre, shall be:
  - a. Residential, single family, 10,000 square foot lot, (RS-10) = 3
  - b. Residential, multi-family, 10,000 square foot lot, (RM-10) = 6
  - c. Residential, single family, 6,000 square foot lot, (RS-6) = 6
4. Desired future vacancy rates:
  - a. Owner occupied = 6%
  - b. Renter occupied = 4%
5. Estimated current dwelling units to be demolished by the year 2026 = 10

## STATE GOAL NO. 10 HOUSING

*To provide for the housing needs of the citizens of the State. OAR 660-015-0000 (10)*

### CITY GOAL 10.1

*To provide for the housing needs of the community with an anticipated population of approximately 1501 by the year 2026.*

- Policy 10.1.1** Future housing development shall be located in areas where city services can be economically provided when they become available.
- Policy 10.1.2** The City shall establish zones for use as single family dwellings and multi-family housing. The City shall balance ratios (targets) for housing as follows: 95% single family dwellings; 5% multi-family dwellings.
- Policy 10.1.3** Due to building cycles, the City anticipates that a specific housing type may vary as much as 10% from the balance ratios. The City shall consider further diversions under the Conditional Use Permit Process.

**Policy 10.1.4** The City shall include affordable housing types in its housing mix to meet the needs of its future citizens. Affordable housing is defined as a housing cost that does not exceed 30% of a household's gross income.

**Policy 10.1.5** The City shall use greenbelts, natural or landscaped areas as buffers between residential and commercial or industrial zones.

## **CITY GOAL 10.2**

*To provide an adequate mix of affordable housing types including single family and multiple family units.*

**Policy 10.2.1** The City of Tangent shall consider manufactured homes as an outright use in all residential zones.

**Policy 10.2.2** The City of Tangent will actively pursue assistance for home improvements and housing rehabilitation through state, federal, and other agencies who sponsor such programs.

## **CITY GOAL 10.3**

*To preserve the rural character of Tangent.*

**Policy 10.3.1** The City shall require all new residences to be landscaped to minimum landscaping requirements.

**Policy 10.3.2** The City of Tangent shall require all telephone, power, gas, and cable connections and installations in new subdivisions to be underground.



## **CITY GOAL 10.4**

*To encourage the construction and development of diverse housing types such as cluster, cohort, and other affordable housing types, while maintaining a present and future balance of such housing types.*

**Policy 10.4.1**      The City of Tangent shall maintain a present and future balance of such housing types.

## **CITY GOAL 10.5**

*To provide a methodology to determine housing needs to 2026.*

**Policy 10.5.1**      The City shall use the Oregon Department of Housing and Community Services Housing Needs Model to determine its housing needs to the year 2026.

**Policy 10.5.2**      The City shall provide a housing inventory showing a comparison of the distribution of the existing population by income with the distribution of available housing units by cost, vacancy rates, housing demand at varying cost levels, allowance for a variety of densities .

Using the Oregon Housing and Community Services Housing Needs Model and the following assumptions and sources of data in the housing inventory, the table below represents Tangents Current housing and land inventory, occupancy and vacancy rates as well as projected needs through the year 2026.

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Sources of Data Used in the Housing Inventory

**SUPPORTING DOCUMENTS FOR HOUSING INVENTORY**

Item	Date	Location of Document
Improvement type, year built, finished square feet, improvement value	Ongoing	Linn County Assessor <a href="http://www.co.linn.or.us/assessor/PropSearch.asp">http://www.co.linn.or.us/assessor/PropSearch.asp</a>
Household units	Ongoing	Linn County Assessor <a href="http://www.co.linn.or.us/assessor/PropSearch.asp">http://www.co.linn.or.us/assessor/PropSearch.asp</a>  Tangent City Hall— Tangent sewer billing EDU's

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# STATE GOAL 12: Transportation

Please see the Tangent Transportation System Plan (TSP) which was adopted by Ordinance number 2001-03.

**Note:**

1. The population figures given in the TSP are transportation planning modeling numbers and are not intended to be population projection figures.
2. Tangent has received a grant from Oregon Department of Transportation (ODOT) to revise the current Transportation System Plan and other affected parts of the Comprehensive Plan.

**EXHIBIT "B"**  
**FINDINGS OF FACT**

The City Council for the City of Tangent adopts the following findings in support of its decision to approve amendments to the Tangent Comprehensive Plan to: (1) incorporate the voter-approved vision statements; (2) reflect an estimated population of 1,501 through the year 2026, and (3) to adopt a methodology for a buildable lands inventory.

**A. General Findings**

1. The Tangent City Council (City Council) finds that, except for minor amendments adopted in 1988 and in 2002, the city's comprehensive land use plan has not been updated since it was acknowledged by the Land Conservation and Development Commission in 1985.

2. Because a large percentage of the current Comprehensive Plan is outdated, the City Council finds that it is in the city's best interests to adopt a revised comprehensive plan. The proposed amendments pertain to the portions of the plan that are most in need of revision to reflect current conditions and development options during the 2007-2026 planning period. The proposed amendments include policies to address changes in development patterns over time, and updates some plan background information, specifically information pertaining to population and needed land to accommodate residential development.

3. The City Council finds that the 2007 Comprehensive Plan is consistent with the Statewide Planning Goals because it was adopted through a public process, establishes clear policy guidelines for citizen involvement and development, and has been coordinated through consultation with other agencies, including the Department of Land Conservation and Development. In addition, the 2007 Comprehensive Plan is supported by an adequate factual base that provides the underlying evidence to support the city's ultimate policy choices.

4. The City Council finds that the population estimate for 2026 set forth in is reasonable, and is based on population estimates published by the Oregon Office of Economic Analysis (OEA). It uses the 2006 population estimate provided by the Portland State Population Research Center as its threshold number. According to the Population Research Center, the 2005 estimated population for the city was 956. Applying a 2.17% average annual growth rate (aagr) for the period from 2006 through 2026, the estimated population for the city through 2026 is 1,501. The percentage growth rate used is consistent with the city's growth rate over the 1985-2005 planning period. The council finds that the same growth rate, using the 2006 population estimate will result in a relatively accurate long-term population projection.

5. The City Council finds that, in order to provide for future growth and development, it is imperative for the city to adopt a population projection, a residential lands inventory and housing needs projection that reflect current data and likely future development scenarios.

6. On May 19, 2007, the voters of the City of Tangent adopted a population projection in accordance with Section 61 of the Tangent City Charter. That population projection established an estimated population of 1,501 persons through the year 2026.

7. The citizens also adopted a methodology for estimating buildable land needs. This methodology is derived from a Housing Needs assessment created by Richard Bjelland of the Department of Housing and Community Development.

## **B. Consistency with Statewide Planning Goals**

1. Goal 1 (Public Participation). Tangent's city charter and implementing ordinances are intended to encourage and accommodate a great deal of citizen participation. The proposed amendments are the result of a three year process, which began with drafting a new Comprehensive Plan document. This proposal is the result of a citizen initiative which was passed by city voters in May 2006. After the council adopts the amendments, the specific language will be again subject to review and approval by the voters.

The following actions were taken in accordance with the city's acknowledged Goal 1 program: Notice of the proposed amendments was sent to the Department of Land Conservation and Development on June 25, 2007. Notice of the amendments and the August 6, 2007 joint hearing before the planning commission and city council was published in the Albany Herald Tribune on July 28, 2007. Copies of the proposal were available at city hall and were published on the city's website on August 1, 2007. The city has met with DLCDC and county staff on several occasions to address ongoing issues with respect to the coordinated population projection, and to clarify the application of the buildable lands methodology.

The process used by the city is consistent with the city's acknowledged Goal 1 process, and follows the city's unique citizen review process as well.

2. Goal 2 (Land Use Planning.)

This goal involves two separate, but related components. First, the city is obligated to coordinate its amendments with the state and the county to ensure that the population projections and buildable lands methodology is consistent with the county's projections and with the state administrative rules. Second, the amendments need to be supported by an adequate factual base.

The city coordinated its population projection with the county in 1999, based on a 2.17% aagr, starting from the city population in 1999. The city provided notice to affected agencies, including DLCD, the county and others, informing them of the proposed amendments. Their comments are summarized, and addressed below. The county has indicated that it will accept the city's 2026 population projection and will incorporate it into the county's overall coordinated projections. No other entity has responded to the proposed amendments.

The proposal is also supported by an adequate factual base. From 1995 to 2000, the city experienced up to 15% annual population increases. However, that population increase has not proved consistent over the long term; the city's population decreased from 933 in 2000 to 870 in 2006. While that loss has been interspersed with small increases (from 933 to 940 in 2000-01; from 910 in 2002 to 930 in 2004), overall, the population change has been relatively static. Given that a relatively small numeric increase yields a fairly high percentage increase, the city concludes that the 2.17% aagr is a relatively accurate reflection of population changes over the long term, if that aagr is based on the 2005 population rather than the 1999 population.

With respect to the buildable lands methodology, the city's methodology is derived from a generally accepted housing needs methodology, and the methodology has been endorsed by DLCD and the county. The methodology reflects the needs for different types of residential, industrial and commercial lands, based on the type of community (small city, medium sized city and large metropolitan area), population projections, and community needs for specific types of development.

In addition, the amendments will provide the foundation for further planning efforts by establishing a base of information regarding housing, industrial and commercial land needs based on a 20-year population of 1,501, and will conclude the first major phase of the city's comprehensive plan update, a process that began in 2005.

3. Goal 3 (Agricultural Lands). Approximately 75 percent of the land within the city limits is designated for agricultural use and is located outside of the urban growth boundary. These amendments do not alter the city's existing Goal 3 policies, or re-designate lands from agricultural to urban uses. If land outside of the urban growth boundary is needed to accommodate growth during the planning period, then the city will have to satisfy statutory and administrative rules that address that need. Overall, the council concludes that Goal 3 is not implicated, as these amendments will not change the current planning designations for land within city limits.

4. Goal 4 (Forest Lands). None of the lands within city limits are designated forest lands. Goal 4 does not apply.

5. Goal 5 (Open Space, Natural Resources and Historic Preservation). This goal is intended to inventory and protect natural resources, such as wetlands, riparian corridors, aggregate, and scenic areas; historic sites, and open space. The proposed amendments are consistent with Goal 5 because the buildable lands methodology accounts for lands that are subject to Goal 5 protections, thus preserving those areas from needed new development.

6. Goal 6 (Land, Air, Water) and Goal 7 (Areas Subject to Natural Hazards). These goals are intended to assure that development does not exceed the carrying capacity of the land, air and water, and avoids areas that include natural hazards, such as floodplains. In Tangent, these matters are addressed in development standards that restrict development within riparian corridors, floodplains and flood hazard areas, require the development of a drainage plan to minimize the impact of development on existing drainage patterns, and requirements that properties within the UGB connect to the city's STEP sewer system. In addition, development standards require applicants to demonstrate that adequate public services (including solid waste removal) are in place prior to or concurrent with development. These amendments will not directly affect existing Goal 6 and 7 plan policies. However, they will provide a framework for new and refined policies to address development through the planning period, by establishing a population projection through 2026 and by adopting a methodology to establish the city's need for buildable land within the UGB.

7. Goal 8 (Recreation). This goal is intended to provide adequate opportunities for park and recreation for the city's residents. Again, these amendments will not directly affect the city's acknowledged Goal 8 policies and implementing ordinances. Rather, the amendments provide a planning framework to assure that adequate park and open space areas are set aside and developed throughout the 2007-2027 planning period.

8. Goal 9 (Economy of the State). As the city's acknowledged plan states, the city's main contribution to the state economy is its agricultural base and the Tangent Industrial Park. Most of the city's commercial agricultural land lies within city limits but outside of the UGB. The Tangent Industrial Park has been established south of State Highway 34, east of Highway 99, in an area that is buffered from the nearest residential uses. The amendments are consistent with the city's goal to protect its agricultural assets, by projecting and planning for a modest population increase over the planning period. The proposed amendments will also reflect the city's continued commitment to its industrial and commercial land base by maintaining that base.

9. Goal 10 (Housing). This goal is intended to provide for a range of housing types throughout the city. In 2006, the city voters approved a vision statement, which is included in the comprehensive plan. That vision reflects the voter's desire to maintain a rural, relatively large lot residential lifestyle for much of the

city. However, the city also realizes that large, single-family dwellings may not be suitable, affordable or desirable for some residents. The city's buildable lands methodology strikes a balance among those competing policies, and is aimed at providing a range of housing types, lot sizes and prices to accommodate housing needs from 2007 through 2027. These policies are implemented by development standards set out in the Tangent Land Use and Development Code. The city has three residential zoning districts, which are intended to maintain the rural lifestyle of the city. However, a planned development (PD) overlay may be applied to any district, which allows for a wide range of housing types and lot sizes to accommodate innovative development.

10. Goal 11 (Public Facilities and Services). This goal is intended to ensure that (1) adequate public facilities are planned for and developed over the planning period and (2) that urban facilities not extend onto rural lands. These amendments are the direct result of the city's desire to plan and develop for a small city population. The city does not have a tax base, and thus, all development must be paid for either through systems development charges, fees, grants or long-term municipal loans. The city's STEP sewer system is adequate to accommodate a population of 1,501, if it is maintained. The city does not have a municipal water system, and development will be constrained until such a system is planned for and constructed. The amendments reflect these systemic limitations on growth.

11. Goal 12 (Transportation). The city adopted a Transportation System Plan in 2002. That plan was based on transportation needs through 2022 for a population of 2,010. However, the city council finds that the difference in population will reduce, rather than increase demand for transportation system improvements. To the extent there is an impact on the TSP as a result of the reduction in population, the council concludes that those impacts will be addressed in future TSP amendments.

12. Goal 13 (Energy Conservation). This goal is intended to promote the wise use of energy resources. The city council concludes that this goal is not affected by the proposed amendments.

14. Goal 14 (Urbanization). This goal is intended to establish areas where urban development is permitted, in order to protect resource lands. The city's UGB was established to protect agricultural lands. As a result, approximately two-thirds of the land within city limits is outside of the city's UGB. In order to protect the city's agricultural lands, it is important to manage growth within the UGB by providing adequate commercial, industrial and residential lands throughout the 2007-2027 planning period. The city council concludes that if the 1999 coordinated population is used to direct planning efforts, more land will be designated for urban uses than is likely to be needed by 2027. Accordingly, the council concludes that the proposed amendments are consistent with Goal 14, by



providing a more accurate population forecast, thereby allowing the city to accommodate more of its population within the existing UGB.

15. Goals 15, 16, 17, 18, and 19. These goals pertain to either the Willamette Greenway or to coastal areas. These goals do not apply.

### **C. Consistency with Applicable Oregon Administrative Rules (OARs)**

1. OAR Chapter 660, division 3: Post-Acknowledgement Plan Amendment Process. The proposal is consistent with these administrative rules, which require that notice of the proposed amendments be sent to the DLCD, and that the amendments be subject to public review and comment. In addition, the proposed amendments comply with OAR 660-018-0020, which specifies the forms on which notice to DLCD is to be provided.
2. OAR Chapter 660, division 8. Housing. The proposal is consistent with the housing administrative rules because it sets out zones where a variety of housing types and densities can be established, permits government-subsidized housing and manufactured dwellings on all residential land, and establishes a separate zone for manufactured dwelling parks. The estimated need for additional housing units through 2026 (based on a 1,501 population in 2026, a ratio of 3 persons per unit in the RS-10 and RM-10 zones, and a ratio of 6 persons per unit in the RM-6 zones), can be accommodated within the existing UGB through a mix of existing units, and development of some units with a PD overlay.
3. OAR Chapter 660, division 9. Economic Development. The proposed amendments emphasize the importance of the downtown core for commercial development, retain existing zoning to support economic development, and allow for development of industrial uses in the Tangent Industrial Park. Based on a review of current economic and business trends, the council concludes that the amount of land, and facilities needed to accommodate commercial and industrial growth will be similar to the economic development needs that have existed in the vicinity for almost 20 years, and preserves land outside of the UGB for other uses. These existing areas are adequate to accommodate the anticipated need for commercial and industrial land through the 2026 planning period.
4. OAR Chapter 660, division 11. Public Facilities Planning. The provisions of this rule do not apply, as the estimated population of the city through 2026 is 1,501. OAR 660-011-0005(1)(public facilities plans required for cities with a UGB supporting more than 2,500 persons.)
5. OAR Chapter 660, division 12. Transportation Planning Rule. (including OAR 660-012-0030 and -0060) The proposed amendments clarify that the population projection included in the TSP is to be used as a conceptual planning tool, and is not the population projection required by ORS 195.035 and OAR 660-

024-0030(1). All other provisions of the city's Transportation Systems Plan, which was adopted in 2002, remain applicable.

6. OAR 660-024-0030 Population Forecasts. OAR 660-024-0030 requires that the city and the county coordinate its population forecasts throughout the planning period. As noted in the findings above, the city has worked with Linn County planning staff to adjust the county's coordinated population forecast to reflect the 2026 projection of 1,501. The revised population projection is consistent with OAR 660-24-0030(1) and (2) because it extends the average annual growth rate of 2.17 percent starting with 2005 and carries that projection through the end of the 2026 planning period.

7. OAR 660-024-0040 Land Need. As noted in the findings for housing and economic development, above, the proposed amendments provides an adequate housing, commercial and industrial land base for a 2026 population of 1,501.

#### **D. Responses to testimony**

1. Most of the comments received by the council generally support the proposed amendments. The county requested, and the city provided, a resolution setting out the population projection through 2026, which will be reviewed and endorsed by the Linn County Board of County Commissioners as part of its population coordination process.

2. Other testimony and comments are addressed as follows:

a. The city's population estimate is not logical or supported by substantial evidence. As OAR 660-024-0010 concedes, the process of adopting a population projection is not an exact science. Here, the evidence shows that the population projection adopted in 1999, following a period of significant population increases, has not been sustained over time. As a result, a mid-course correction is appropriate to allow the city to plan for a smaller population than was predicted for in 1999. The population projection continues to use the 2.17 percent aagr, but applies that rate to a smaller population. As a result, the 2026 population is smaller as well. The council concludes that, among the range of population projections presented to the city over the past two years, the estimated 1,501 population is the most reasonable alternative, and one that can be served by existing and planned for public services and facilities.

b. The amendments do not allocate urban reserve areas as is required by ORS 194.145 and OAR division 21. Urban reserves are areas set aside for future development. However, urban reserve designations are not required. Urban reserve designations have not been applied to the city by LCDDC, and the city has not requested that an urban reserve area be applied to the city. Accordingly, the city's decision not to designate urban reserves is not a basis for concluding that the amendments cannot be acknowledged.

c. Maps should be created and adopted by the city. It is not entirely clear why maps are needed to illustrate that proposed amendments, and the city has not developed any such maps. The city has developed a spreadsheet inventory listing property that is available for development or has limited development potential. That spreadsheet is the basis for the conclusions set out in the city's buildable lands inventory and housing needs analysis. Maps are not needed to provide evidentiary support for the proposed amendments.

d. The county must adopt the amended coordinated population projections before the city can adopt amendments that reflect the new projection. It is the county that has the statutory obligation to adopt a coordinated population projection. The city has worked with county staff to ensure that the proposed population projection can be incorporated into the county's overall coordinated population projection through 2026. The council concludes that there is no legal impediment to the city's adopting amendments to its comprehensive plan that rely on a tentative population projection, so long as the council has reasonable assurances that the county's coordinated population projection will be revised within a relatively short time. The information the city has is that the Linn County Board of County Commissioners will be addressing the revised population projection shortly.

e. The amendments do not show how the city calculated its housing needs. The housing needs analysis is part of the Housing Needs methodology endorsed by DLCD. That analysis is based on census data that shows the age, income and related information that leads to a range of housing types and costs that address that need. The text of the comprehensive plan does not set out that information; however, the methodology is explicitly adopted as part of these amendments. See Policy 10.5.1, page. 24 of proposed amendments.

f. DLCD has rejected 4 dwelling units per acre densities. Why is that overall density carried over into these amendments? DLCD's concern regarding the four unit per acre density was related to concerns that the city would use its agricultural lands as an informal UGB. By and large, the proposed amendments accommodate the projected population increases within the existing UGB. As a result, the 4 units per acre density can be retained.

g. The city had the option of making a policy decision not to divide large lots without justifying a land need. Since this appears to be what the people want, why wasn't it provided? The council interprets this to be a suggestion to adopt amendments that require a needs demonstration before large lots are divided. The council concludes that it is not necessary to adopt stringent land division standards to achieve the four unit per acre density standards, nor it is advisable to impose strict controls on land divisions within city limits.

h. How do these amendments resolve DLCD's concerns regarding Goal 3? As noted above, over 75 percent of the city's land base is zoned for agricultural use. This land is not proposed to be redesignated for urban uses, and the proposed amendments do not alter the city's program to protect its agricultural economy. DLCD's concerns regarding prior amendments pertained to the accommodation of a population of up to 2,500 persons. The proposed 1,501 population projection will not result in significant pressure to convert agricultural lands to urban uses. Accordingly, the proposed amendments are consistent with Goal 3.

i. The proposed amendments are not consistent with the Linn County Code or the Urban Growth Management Agreement between the city and the county. According to testimony, Linn County has established a 2.5 acre zone that is applied to land within the Tangent UGB. The city has no corresponding zone. It may be that the city's urban growth management agreement needs to be revised to address issues regarding development within the portion of the UGB lying outside of the city limits. If such is the case, those negotiations are part of a separate process, and do not affect the city's proposed amendments to its comprehensive plan to address development within the UGB overall.

j. The entire UGB outside of city limits should be considered constrained because the city has adopted policies that preclude sewer extensions to north of Highway 34. The buildable lands inventory establishes target densities within the city and its UGB. The area north of Highway 34 has been included within the UGB, and while it may be true that dense development is unlikely to occur in the near future, the council concludes that it is appropriate to apply the planned densities to that area until such time as the area is either removed from the UGB, or sewer service is extended to it.

k. The city has used its city limits for population planning, but used the total UGB acreage for the BLI and housing needs analysis. The city's decision to use the 1,501 population is consistent with statutory requirements that cities and counties coordinate their population projections. County population projections only include areas located within the unincorporated counties. If the city did not include the segment of its population located within the city limits but outside of its UGB, it would not be accounting for all of its population. Likewise, the administrative rules governing BLIs and housing needs analyses require the city to consider only the urbanizable land within its UGB. The city cannot include land outside of its UGB (even though it is located within city limits) in its BLI or housing needs analysis.

l. The greenbelt policies are not reflected in development code standards. The comprehensive plan text revisions are consistent with current plan policies that promote the development of pathways along drainage ditches and the integration of open space with other uses. While the requirement for a greenbelt between residential and industrial and commercial uses is not explicitly provided

for through plan designations or development standards, the Tangent Land Use and Development Code does include approval criteria that require that development be compatible with neighboring uses. The council concludes that those development standards can be applied through the quasi-judicial review process to implement the Comprehensive Plan's greenbelt policies.