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THIS IS THE CURRENT, ACKNOWLEDGE COMP PLAN. PLEASE NOTE THAT PAGE NUMBERS AND FORMATING PROBLEM MAY RESULT DUE TO LIMITATIONS OF THIS WEBSITE. SOME FIGURES AND CHARTS ARE NOT INCLUDED. A FULL COPY OF THE COMPREHENSIVE PLAN CAN BE OBTAINED AT TANGENT CITY HALL. THERE IS A COST FOR A COPY. YOU CAN ALSO CHOOSE TO CHECK OUT THE DOCUMENT FOR A SMALL PERIOD OF TIME.

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INTRODUCTION

The Comprehensive Plan for the City of Tangent 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 citizens.

This Plan, as amended and adopted in February of 1985, is based on two documents. First, it is an amendment of the adopted Plan approved by the voters of Tangent in March of 1984. This Plan was not acknowledged by the Land Conservation and Development Commission and was returned to the City for substantial amendments. Second, the Plan adopted in March, 1984, has many sections derived directly from the Comprehensive Plan draft prepared by the Planning Commission, which was not approved by the voters in the March, 1984, ballot.

In developing the factual material used to establish policy direction to guide the future of Tangent, a number of conclusions were reached. The major conclusions are:

Services. The City of Tangent has developed a sewerage system in accordance with the City Sewerage System Facilities Plan. This Plan provides for service to all areas within the UGB, to accommodate projected urban development within the UGB during the planning period as outlined in this Comprehensive Plan.

Land Use. Land use determinations are based on the premise that Tangent will retain its agricultural character and that no regional commercial development will locate within the City. Regional commercial development shall mean a regional shopping center, which is a shopping area that has at least three of the following characteristics:

- (1) A site of 50 or more acres.
- (2) At least 400,000 square feet of leasable retail floor area.
- (3) Two or more full-line department stores.
- (4) One or more entertainment centers, such as a multi-screen movie theater.

Population. During the planning period (to the year 2005) Tangent proposes land use designations to accommodate a projected increase of population to 1,000, which is coordinated with population projections for Linn County, Corvallis, and Albany.

Purpose

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:

- A. Contributing to a healthy, stable, and diversified economy in Tangent.
- B. Facilitating citizen participation in all phases of the planning process.
- C. Providing for an orderly, efficient, and timely arrangement of public facilities and services to function as the framework for urban development.
- D. Providing adequate land to meet anticipated future demands for urban development in a logical and orderly manner.
- E. Identifying and protecting resource lands from encroachment by urban development.
- F. Encouraging flexibility and innovation in development techniques to permit diversity within the community and to slow the increase in development costs.

G. Providing for the retention of natural and cultural resources which contribute to the livability of the community.

H. Reducing the uncertainty of the development process.

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

1. Goals and Policies.
2. Official Comprehensive Plan Maps.
3. Findings Reports.

There are several Ordinances that are intended to help implement this Plan, including the Zoning Ordinance, land division regulations, and all other Ordinances required to implement this Plan.

There are several documents that provide background information on the development or implementation of this Plan. These include: the Sewerage System Facilities Plan, the 1980 Comprehensive Plan and its supporting documents, the 1982 Community Survey, the 1984 Comprehensive Plan Draft prepared by the Planning Commission, all of the minutes and materials in the record for the development of the 1984 Planning Commission draft and the adopted 1984 Comprehensive Plan, the 1983 Market Study prepared by Mater Engineering, Inc., for the development of a regional commercial center in Tangent, the agreement with the Department of Environmental Quality for the development of a sewer system, the 1984 LCDC Staff Report, Findings, and In Order To Comply document on the Comprehensive Plan, all minutes and materials reflecting City consideration of amendments to its Comprehensive Plan and land use regulations on continuance from the Land Conservation and Development Commission ("LCDC") per Order 84-CONT-360, dated November 16, 1984, LCDC Acknowledgment Order No. 85-ACK-111, dated June 4, 1985, the City's Sewerage System Facilities Plan (January, 1986) and other materials providing information leading to these revisions.

These materials are available at City Hall for inspection.

GOALS AND POLICIES

STATE GOAL NO. 1 CITIZEN INVOLVEMENT

CITY GOAL 1. TO PROVIDE FOR ONGOING CITIZEN PARTICIPATION AND INVOLVEMENT IN ALL MATTERS RELATED TO LAND USE AND COMMUNITY PLANNING.

CITY GOAL 2. TO IMPROVE AND MAINTAIN COMMUNICATIONS AND UNDERSTANDING BETWEEN THE CITIZENS OF TANGENT AND THE CITY GOVERNMENT.

CITY GOAL 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, TO REVIEW THE VARIOUS DRAFTS OF THE AMENDMENTS, TO 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.

CITY GOAL 4. TO ASSURE THAT THE TANGENT COMPREHENSIVE PLAN IS DEVELOPED IN CONCERT WITH SURROUNDING JURISDICTIONS, RECOGNIZING THE NEED TO COORDINATE ON REGIONAL ISSUES.

PROGRAM

1. Adequate notice, including legal advertisement when required, will be provided to the public of all meetings of the Planning Commission and City Council.
2. At the beginning of each Planning Commission and City Council meeting, there will be a public comment period on agenda items which are not subject to public hearings later in the agenda.
3. Material being used in the development of City planning documents shall be available at City Hall for public inspection.
4. Public hearings shall be held by the Planning Commission and City Council on all amendments or adoptions of Comprehensive Plans and Planning Ordinances.
5. Recommendations received in meetings where planning issues are discussed shall be retained and made available for public review. Citizens who have submitted recommendations shall receive a timely response to these recommendations.
The rationale used to reach land use policy decisions shall be available in the form of a written record.
6. Coordination with Albany, Corvallis, and Linn County shall take place with respect to adoption or amendment of the City's Comprehensive Plan and Land Use Regulations.

CITIZEN INVOLVEMENT COMMITTEE

A Citizen Involvement Committee (CIC) shall be formed in accordance with a City Ordinance for the purpose of monitoring and implementing the above program in an on going manner.

Policy 1:

All 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 No. 1. Compliance with Goal 1 must be achieved through public review in accordance with the official Citizen Involvement Program before the amendments are placed on the ballot.

Policy 2:

The City of Tangent shall encourage the participation of individuals and groups of Tangent citizens in the planning process.

STATE GOAL NO. 2 LAND USE PLANNING

CITY GOAL 1. TO PLAN FOR FUTURE DEVELOPMENT, WHICH WILL PROVIDE ADEQUATE HOUSING, EMPLOYMENT, AND SERVICES FOR A COMMUNITY OF 1,000 BY THE YEAR 2005.

CITY GOAL 2. TO MAINTAIN AND ENCOURAGE THE EXISTING AGRICULTURAL ACTIVITIES OUTSIDE THE URBAN GROWTH BOUNDARY BUT WITHIN THE CITY LIMITS IN A MANNER CONSISTENT WITH EXCLUSIVE FARM USE ZONING REQUIRED BY GOAL 3 AND ORS CHAPTER 215.

CITY GOAL 3. TO ENCOURAGE THE IMPROVEMENT AND DIVERSIFICATION OF THE ECONOMIC BASE OF THE COMMUNITY.

CITY GOAL 4. TO PRESERVE THE CORE AREA OF TANGENT BY DIRECTING THE MOST

INTENSIVE LAND USES TO THE NORTHERN PORTION OF THE CITY.

CITY GOAL 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 1:

New development shall be coordinated as much as possible and located so as to minimize the cost of providing services.

Policy 2:

Partitioning of large lots shall not create landlocked parcels.

Policy 3:

Residential dwellings should be sited on lots with consideration given to the reduction of lot size when City services are available.

Policy 4:

High density residential zones shall have limited access to Highways 99E and 34. Buffer strips capable of reducing noise and dust shall be placed between Highways 99E and 34 and any high density residential development.

Policy 5:

The City shall coordinate all planning work with state, county, federal, and other city plans, and with relevant special districts.

Policy 6:

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

Policy 7:

The City of Tangent shall adopt residential density standards to prevent overcrowding and health hazards and to assure livability.

Policy 8:

The City of Tangent shall review all development proposals for: architectural landscaping, bicycle pedestrian ways, access and parking.

Policy 9:

The City of Tangent shall view landscaping of new development as essential to the livability of the community.

Policy 10:

Commercial establishments which deal in pornography, off color literature, X rated movies and sexual devices shall be discouraged from conducting business in the City or Urban Growth Boundary.

Policy 11:

The City of Tangent shall review the Comprehensive Plan and related Ordinances every four years, at which time after proper public involvement, agency contact, and open public hearings, revisions may be submitted to the voters for approval.

Policy 12:

The City of Tangent may amend any part of the Comprehensive Plan prior to the scheduled review period, after proper public involvement, agency contact, and open public hearings, after which amendments may be submitted to the voters for approval.

Policy 13:

The City of Tangent shall follow state law when changing or amending the Tangent Comprehensive Plan.

Policy 14:

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

1. Any affected citizen of Tangent, public or private agency or jurisdiction.
2. The Tangent Planning Commission.
3. The Tangent City Council.

Policy 15:

The City shall enact legislation required to implement this Plan.

Policy 16:

Any proposal for regional commercial development must consider the entire Comprehensive Plan and impacts on population, housing and urban services.

Policy 17:

Any proposal for regional commercial development must be coordinated with Linn County, Corvallis, Albany, and Lebanon to assure that the regional application is the most appropriate in order to meet regional needs.

Policy 18:

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 if:

1. The planned unit development is consistent with the goals and policies of the Tangent Comprehensive Plan.

2. The planned unit development will result in adequate protections for the surrounding neighborhoods and the City.

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.

If a planned unit development is approved for the development of particular property, a (PUD) overlay designation shall be applied to the existing zoning map designation for that property.

STATE GOAL 3 AGRICULTURAL LANDS

CITY GOAL 1. TO PRESERVE AGRICULTURAL LANDS WITHIN THE CITY LIMITS WHICH ARE NOT NEEDED FOR URBAN USES WITHIN THE PLANNING PERIOD.

CITY GOAL 2. TO HELP PRESERVE, IN A MANNER CONSISTENT WITH THE EXCLUSIVE FARM USE ZONING REQUIRED BY GOAL 3 AND ORS CHAPTER 215, AGRICULTURAL LAND OUTSIDE OF THE CITY LIMITS WHICH HAS BEEN DESIGNATED FOR AGRICULTURAL USES BY OTHER UNITS OF GOVERNMENT.

Policy 1:

Place all agricultural lands which are within the City limits and not needed for urban uses within the planning period outside of the Urban Growth Boundary.

Policy 2:

Agricultural lands as defined by Goal 3 that are within the City limits but outside the UGB shall be protected by EFU planning and zoning, consistent with ORS Chapter 215. The minimum lot size for the creation of new parcels of agricultural land and for the placement of farm dwellings shall be 40 acres. Non farm uses allowed by state statute may be allowed conditionally where they are determined to be compatible with farm uses on nearby parcels and meet any other standards required by state statute.

Policy 3:

Designate urban reserve areas for regional commercial and industrial zones to provide direction in the future for expansion of these urban uses if and when the need becomes evident.

STATE GOAL 4 FOREST LANDS

No forest land exists within the Planning Area. Therefore, State Goal 4 does not apply to the Tangent Comprehensive Plan.

STATE GOAL 5 OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

GOAL 1. TO PRESERVE OPEN SPACE IN THE URBAN ENVIRONMENT WHICH WILL PROMOTE THE LIVABILITY OF THE TANGENT AREA.

GOAL 2. TO PROTECT THE NATURAL RESOURCES OF THE TANGENT AREA AS MUCH AS POSSIBLE FROM THE IMPACTS OF URBANIZATION.

GOAL 3. TO RESPECT AND IDENTIFY HISTORICAL STRUCTURES, SITES, AND OBJECTS

WHICH HAVE CONTRIBUTED TO TANGENT'S PAST.

Policy 1:

Endeavor to maintain the open space to developed land ratio which currently exists in the developed areas of Tangent in the form of parks, playgrounds, riparian foliage preservation, buffer areas and restrictions on development in flood plains.

Policy 2:

The City shall take steps to protect any known significant fish and wildlife habitats from adverse impacts of urbanization.

Policy 3:

The City will consider the protection of the Calapooia River in approving drainage and sewage system plans.

Policy 4:

Development on lots over 21,780 square feet shall require a drainage plan be submitted to and approved by the City prior to construction.

Policy 5:

The City of Tangent shall support land owners who wish to nominate their structures, sites, or objects to the State Inventory of Historic Places and the National Register of Historic Places.

Policy 6:

Structures inventoried in the Historic Structures Inventory are worthy of protection. Proposed land use applications adjacent to or on any site designated as historically significant in the Historic Structures Inventory shall be reviewed by the City in accordance with the Historic Preservation Ordinance.

Policy 7:

The City recognizes the Indian Mound sites as being significant and worthy of protection. The sites are entirely outside the UGB and are designated as Agricultural. They will be adequately protected from incompatible development as long as they are within the agricultural area. When any area with mound sites is proposed to be brought into the UGB for development, the City shall require that an inventory be prepared of the specific locations and character of mounds within the proposed urban/urbanizable area and that a development plan be presented that indicates how the mounds will be preserved. If the City amends the UGB, it shall also adopt Ordinance provisions requiring that an acceptable protection plan will be required for any development and the provisions of the Plan will be a condition of approval for the development project. This policy will be carried out by provisions within the Historic Preservation Ordinance.

Policy 8:

The City shall comply with all state and federal laws regarding preservation of scenic and historical areas and natural resources.

STATE GOAL 6 AIR, WATER, AND LAND RESOURCES QUALITY

CITY GOAL 1. TO PRESERVE AND IMPROVE WHEN POSSIBLE THE AIR QUALITY OF THE

TANGENT AREA.

CITY GOAL 2. TO PRESERVE BOTH THE SURFACE AND SUBSURFACE WATER QUALITY IN THE TANGENT AREA.

CITY GOAL 3. TO PROVIDE PLANNING GUIDELINES WHICH WILL MITIGATE IMPACTS ON THE QUALITY OF THE LAND RESOURCES IN TANGENT.

Policy 1:

The City of Tangent will cooperate with state and federal agencies which regulate environmental quality and shall adhere to the standards established by these agencies when the City is issuing any permits. This policy is intended to cover discharges and emissions which may impair air, water or land quality or exceed the established standards for noise or other emissions.

Policy 2:

The City has adopted the Sewerage System Facility Plan which addresses sewerage needs for projected growth for the 20 year planning period. The first phase included service to the primary health hazard area.

Policy 3:

No subsurface sewage disposal systems shall be allowed except as approved by the County sanitarian after an on site analysis of site capability.

Policy 4:

The County should not approve development of septic tanks which will result in health hazards, or water pollution.

Policy 5:

No development or land division shall be approved by the City unless the developer can show sufficient evidence that waste disposal can be properly handled and sufficient water of suitable quality can be obtained.

Policy 6:

The City and Linn County will work together in periodically monitoring the success of septic systems installed outside areas currently served by sewer.

Policy 7:

The City shall develop a surface drainage master plan for all areas within the UGB. The function of the Plan shall be to recognize and protect the sensitive aquifer.

Policy 8:

The City's Land Division Ordinance shall require applicants to submit detailed drainage plans conforming to the City's drainage program.

Policy 9:

The City shall continue to seek funding for the North Lake Creek Flood Prevention Project.

Policy 10:

The City shall encourage the Soil Conservation Services to complete the North Lake Creek project to reduce and eliminate flood and high ground water problems.

Policy 11:

Open drainage courses that can function as linear greenways shall be preserved as open space wherever possible in lieu of creating covered storm drains.

Policy 12:

The City supports Linn County's solid waste management program and will cooperate and coordinate with Linn County on solid waste management.

Policy 13:

The City shall include provisions in the Zoning Ordinances which will reduce noise pollution in the community. Provisions shall include items such as buffers, landscaping, traffic flow, etc.

STATE GOAL 7 AREAS SUBJECT TO NATIONAL DISASTERS
AND HAZARDS

CITY GOAL 1. TO PROTECT PROPERTIES WITHIN THE CITY OF TANGENT FROM FLOOD
HAZARDS RELATED TO THE LAKE CREEK DRAINAGE BASIN.

Policy 1:

Tangent shall review development for adequate safeguards within the 100 year flood plain of Lake Creek, North Lake Creek, and the Calapooia River according to the Flood Plain Management section of the Tangent Zoning Ordinance.

Policy 2:

The City shall resolve conflicts involving riparian vegetation in the floodways of North Lake Creek and Lake Creek through siting standards found in the Flood Plain Ordinance.

Policy 3:

The City will require natural drainage way easements to protect riparian habitat and reduce runoff whenever land is divided.

STATE GOAL 8 RECREATIONAL NEEDS

CITY GOAL 1. TO INSURE ADEQUATE FACILITIES ARE AVAILABLE TO TANGENT
RESIDENCES FOR THEIR RECREATIONAL NEEDS.

Policy 1:

All new development shall be required to contribute to park acquisition and development through the dedication of park land or through financial assistance.

Policy 2:

The City shall endeavor to maintain the ratio between park land and population which currently exists in the community.

STATE GOAL 9 ECONOMY OF STATE

CITY GOAL 1. TO ENCOURAGE THE PRESERVATION AND STRENGTHENING OF THE AGRICULTURAL AND AGRICULTURAL SERVICE RELATED ECONOMIC BASE OF THE COMMUNITY, RECOGNIZING THAT THE LOCATION OF COMMERCIAL DEVELOPMENT OF A REGIONAL NATURE HAS NOT BEEN JUSTIFIED AT THE PRESENT TIME, BUT MIGHT POSSIBLY BE JUSTIFIED IN THE FUTURE THROUGH THE UGB AMENDMENT PROCESS.

CITY GOAL 2. TO PROTECT THE CORE AREA OF THE CITY FROM THE IMPACTS OF COMMERCIAL AND INDUSTRIAL DEVELOPMENT.

CITY GOAL 3. DESIGNATE INDUSTRIAL AND REGIONAL COMMERCIAL DEVELOPMENT RESERVES IN NORTH TANGENT. THE REGIONAL COMMERCIAL AND INDUSTRIAL LANDS SHALL BE REFLECTED ON THE COMPREHENSIVE PLAN MAP AS AGRICULTURE/ REGIONAL COMMERCIAL RESERVE AND AS INDUSTRIAL RESERVE BUT SHALL BE ZONED EFU UNTIL SUCH TIME AS THE CRITERIA OF LAND USE PLANNING SECTION AND THE URBANIZATION SECTION OF THIS PLAN, ARE MET.

Policy 1:

Industrial development which creates point source pollution potentially harmful to the public health, safety, and welfare or which would have a detrimental impact on surrounding uses shall not be located in the City or Urban Growth Boundary. The City shall utilize information provided by the Department of Environmental Quality, the Environmental Protection Agency, Linn County Environmental Health, and any other scientific information available to set up performance standards and in making policy decisions.

Policy 2:

The City of Tangent shall preserve and encourage the improvement of the traditional and historical city shopping and commercial areas, recognizing that they are a vital part of the City's economic health and livability.

Policy 3:

Designate industrial and regional commercial development reserves in north Tangent. The regional commercial and industrial lands shall be reflected on the Comprehensive Plan Map as Agriculture/ Regional Commercial Reserve and as Industrial Reserve but shall be zoned EFU until such time as the criteria of Land Use Planning Section and the Urbanization section this Plan, are met.

Policy 4:

The City shall encourage the development of industrial uses which utilize the availability of Highways 34, 99E, and the railroad, where applicable.

STATE GOAL NO. 10 HOUSING

CITY GOAL 1: TO PROVIDE FOR THE HOUSING NEEDS OF THE COMMUNITY WITH AN ANTICIPATED POPULATION OF APPROXIMATELY 1,000 BY THE YEAR 2005.

CITY GOAL 2: TO PROVIDE AN ADEQUATE MIX OF HOUSING TYPES INCLUDING MOBILE HOME, SINGLE FAMILY AND MULTIPLE FAMILY DWELLINGS.

CITY GOAL 3: TO PRESERVE THE RURAL CHARACTER OF TANGENT.

CITY GOAL 4: TO ENCOURAGE THE CONSTRUCTION AND DEVELOPMENT OF DIVERSE HOUSING TYPES WHILE MAINTAINING A PRESENT AND FUTURE BALANCE OF SUCH HOUSING TYPES.

Policy 1:

1. Future housing development shall be located in areas where city services can be economically provided when they become available.

2. Balance ratios (targets) for housing shall be as follows:

45% site-built single-family dwellings

50% Mobile/Manufactured homes

5% Multi-family dwellings

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 2:

The City shall establish zones for use as single family dwellings, multiple family housing, and mobile homes based on the following:

1. Use of high density residential as buffers between low density residential and regional commercial zones.

2. Existing character of residences.

3. Desired community housing mix.

Policy 3:

The RR 1 zoned area shall be reviewed at each plan review period to determine if it continues to meet the needs of the City or whether it should be converted to R 1 zone densities.

Policy 4:

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

Policy 5:

The City of Tangent shall consider individual mobile homes as an outright use in the R 4 zone.

Policy 6:

Mobile home parks shall be permitted in R 4 zones. Mobile home parks shall be subject to strict standards to insure the livability of the parks and surrounding areas.

Policy 7:

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

Policy 8:

The City shall require all utility connections in new subdivisions to be underground.

STATE GOAL NO. 11 PUBLIC FACILITIES AND SERVICES

GOAL 1: TO IMPROVE THE QUALITY OF LIFE IN TANGENT THROUGH IMPROVED PUBLIC SERVICES AND FACILITIES.

GOAL 2: TO CONSIDER THE MOST COST EFFECTIVE AND TIMELY PROVISION OF PUBLIC SERVICES AND FACILITIES.

Policy 1:

The City of Tangent shall insure that a full range of services are available for the citizens of Tangent at levels appropriate for the planned development during the planning period.

Policy 2:

The City of Tangent shall require public facilities and services to be available in advance or concurrent with development.

Policy 3:

Public facility structures which require regular and convenient public access shall be centrally located with emphasis given to: energy, traffic and railroad safety, travel distance and traffic congestion.

Policy 4:

The City shall cooperate with Linn County to ensure that the following services keep pace with community development: health and social services, police protection, solid waste disposal, road maintenance and building code administration.

Policy 5:

The City recognizes plans by the Oregon Department of Transportation, Highway Division, to realign a four-mile section of Highway 34 near its intersection with Highway 99E to Interstate 5. The City shall coordinate with the Highway Division in implementing these plans.

Policy 6:

The City shall implement its Sewerage System Facility Plan as demand and the availability of funds warrant. The Plan is designed to be constructed in phases as the City grows; eventually it will serve all property within the Urban Growth Boundary. That Plan, and City actions implementing the same, shall meet all applicable state and federal requirements. All residential, business, and other establishments that are within both the City limits and Urban Growth Boundary of the City of Tangent

shall connect to the City's sewerage system when a main is installed within 500 feet of the property.

Policy 7:

The City shall not provide sewer services to areas outside of the UGB except to:

1. Areas designated as "health hazards" according to the procedure in state law; or
2. Developments within the City limits that existed prior to January 1, 1986, if the connection to such existing development will be within 1,000 feet of a sewer line, provided that such provision of sewer service does not impair the City's ability to provide sewer service to the area within the UGB, and the facilities provided are sized to only accommodate such pre existing development.

The City will not consider the provision of sewer service to areas outside of the UGB, pursuant to "1" and "2" above, to constitute commitment of such areas or surrounding undeveloped land to urban use.

The City shall not provide sewer service to areas outside of its City limits except to areas designated as "health hazards" according to the procedure in state law. Sewer service will be provided by the City to the area north of the City which is within the UGB after that area has been annexed.

Policy 8:

The City has planned for its provision of sewer and water services based on anticipated employee per acre ratios. Future commercial and industrial development that will exceed these ratios will require an amendment of the Sewerage System Facilities Plan, and the provision of adequate sewer and water facilities at the developer's expense.

Policy 9:

The City of Tangent shall have final approval of sewage and waste water treatment systems within its City limits or UGB, other than septic tanks, sand filters or other systems designed to meet the sewage disposal needs of individual uses which are approved by the County or other DEQ authorized agency.

Policy 10:

The City shall actively pursue funding for public facilities and services.

Policy 11:

The City shall continue the use of the regional aquifer as a source of community water supply through individual water wells and community system well(s).

Policy 12:

The City of Tangent shall encourage the United States Postal Service to keep the Tangent Post Office in Tangent as it is an important service to the community as well as a part of historical Tangent.

Policy 13:

The City of Tangent shall consider improvements to the City Hall Park complex as public needs and desires develop.

Policy 14:

The City shall consider additional parks to accommodate the growing needs of the community. Park locations shall be convenient to residential areas and connected to pedestrian ways.

Policy 15:

The City shall consider local recreational activities for the community, which could include organized sports, educational crafts and other community oriented recreation activities.

Policy 16:

The City will obtain a storage building for City equipment as more equipment is added. Site selection and financing shall be considered before the need becomes acute.

Policy 17:

The City will continue to receive law enforcement services from the Linn County Sheriff's Office on a call by call basis. When updating its plan, the City will review its police services to determine their adequacy.

Policy 18:

The City shall secure the best available level of police protection and service. The level of protection and service shall be based on the community's need and economic resources and will be reviewed periodically to assure quality.

Policy 19:

The City will continue to receive fire protection services from the Tangent Rural Fire Department. The City will coordinate future development of water services to help improve fire fighting capabilities.

Policy 20:

The City will coordinate and work with the Greater Albany Public Schools (GAPS) to lessen the impact of future growth on the schools.

Policy 21:

The City of Tangent shall only consider streets and alleys or any parts of a street or alley for vacation when it can be shown that:

1. The street or alley is not important to the overall traffic circulation of the City.
2. The vacation of the street or alley will not create landlocked parcels.
3. Access to large parcels of land will not be adversely affected.
4. The street or alley is not a part of the transportation plan.
5. All property owners abutting the street or alley are in agreement with the vacation.
6. Utility easements are assured.

Policy 22:

The City shall develop long range financial plans for providing urban services including initial capital expenses, maintenance, and administration.

Policy 23:

The City of Tangent shall consider the use of the following programs to finance future City services in an effort to reduce the burden on taxpayers in Tangent.

1. Special district sinking fund.
2. Bancroft bonding.
3. General obligation bonds.
4. Revenue bonds.
5. Local improvement districts.
6. Federal and state grants and loans.
7. Community Development Block Grant.
8. Other funding programs and sources which may be available.

Policy 24:

The cost of drainage facilities for any new development or proposed land division shall be the financial responsibility of the developer.

Policy 25:

The cost of utility services for any new development or proposed land division shall be the financial responsibility of the developer unless provided by other means approved by the City.

Policy 26:

For all City owned utilities, the City shall develop rate structures which are based, primarily, on the value of the services provided and benefits received.

Policy 27:

The City shall develop master plans for providing urban services to all areas within the Urban Growth Boundary. Planned services shall include sewerage, water, storm drainage, transportation, and fire service. Plans shall include facility and maintenance programs.

Policy 28:

All new subdivisions and development shall be responsible for the services required, and for upgrading and improving impacted public facilities and services. The City shall require a warranty period of at least one year for all public facilities provided by the development.

STATE GOAL 12 TRANSPORTATION

CITY GOAL 1: TO PROVIDE AND ENCOURAGE A SAFE, CONVENIENT, AND ECONOMICAL TRANSPORTATION SYSTEM WITHIN THE CITY.

CITY GOAL 2: TO PROTECT THE ABILITY OF HIGHWAY 34 AND 99E TO MOVE REGIONAL TRAFFIC THROUGH TANGENT IN A SAFE MANNER.

CITY GOAL 3: TO LESSEN THE ADVERSE EFFECTS OF THE RAPID AND FREQUENT MOVEMENT OF TRAINS THROUGH THE CITY.

CITY GOAL 4: TO ENCOURAGE THE USE OF ALTERNATIVES TO THE PRIVATE AUTOMOBILE.

Policy 1:

The City will establish street and sidewalk standards with respect to:

1. Right of way.
2. Paved width.
3. Surface cover and composition.
4. Base composition and compaction.
5. Curbs and gutters.
6. Street function.
7. Cul de sac length and radius.
8. Curb cuts for driveways.
9. Sidewalks and bikeway standards.
10. Wheelchair ramps.
11. Maximum curve.
12. Speed limits.

Policy 2:

The City will participate in any decision to locate or modify transportation facilities within the City limits and the Urban Growth Boundary.

Policy 3:

The City will participate in all decisions involving transportation facilities which affect the City.

Policy 4:

A workable drainage plan, discussing drainage through the roadbed, how ponding will be prevented, and the effects of flooding upon streets, parking areas, and hard surfaced pedestrian ways shall be approved by the City prior to any street, parking lot or pedestrian/bikeway construction.

Policy 5:

New and resurfaced roadways and parking areas will not cause or augment ponding or increase damage due to flooding.

Policy 6:

The City of Tangent shall require all streets and pedestrian ways in new subdivisions, major partitions, mobile home parks, mobile home subdivisions, industrial parks, and commercial centers to be the financial responsibility of principals behind the proposed use and designed to City standards. All street development shall be completed or bonded for completion prior to construction of the first structure of the proposed development.

Policy 7:

The Planning Commission shall review development proposals for proper street lighting and shall explore methods of lighting existing areas of Tangent, with lights that use low energy, provide proper lighting levels, and are not a nuisance to surrounding neighbors.

Policy 8:

The City of Tangent shall cooperate with the State Department of Transportation and the Linn County Road Department in the identification and removal of hazards, and to regulate traffic at intersections, with special regard to the intersection of Highway 34 and 99E. The City shall cooperate with appropriate agencies to limit access points to Highways 34 and 99E.

Policy 9:

The City shall set standards by which it will accept responsibility for streets and roads, and will encourage the County to meet those standards on existing County roads within the City and Urban Growth Boundary.

Policy 10:

A street plan for the entire City, which shows location of collector roads, bike routes, pedestrian walkways, railroad crossing safeguards, overpasses and all public transportation facilities shall be developed. Developers will be required to conform with the plan when building in the City.

Policy 11:

The City shall establish setback requirements from the right-of-way line of Highway 34 and 99E to reduce the effects of noise, pollution, vibration, and accidents to properties adjacent to these arterials and to reduce the negative effects of access from the property onto the arterials.

Policy 12:

1. Prior to each review of the Comprehensive Plan, the Planning Commission will identify traffic problem areas, review and suggest strategies for their solution, and recommend these strategies be included in the Comprehensive Plan.
2. The City has determined that the intersection of Highways 99E and 34 is a traffic problem area, and will pursue remedies of these problems with Linn County and Oregon Department of Transportation officials.

Policy 13:

Roadways, pedestrian and bicycle ways will be designed at all times to maximize safety and to provide a linkage between systems (i.e., schools, parks, neighborhoods, commercial, and industrial areas).

Policy 14:

The City of Tangent shall consider a flexible interpretation of adopted street standards when a strict interpretation of street standards would jeopardize or remove an existing structure, a historic structure, site or object, a community landmark, or when the unique physical characteristics of the land will not permit a strict interpretation of street standards without greatly increasing the cost of the project. A flexible interpretation of street standards shall not reduce the function of a street. If through a flexible interpretation of standards a street function would be reduced, then the City shall:

1. Consider the cost of moving the structure, site or object, or landmark at the road builders' expense.
2. Reconsider the function of the street and if possible reestablish the street function, but only if the street function can be re established without transferring the problem to another part of the City.
3. Apply flexibility to a specific street through modification of on street parking areas.

ACCESS**Policy 15:**

The City of Tangent shall require all new commercial or industrial uses and major residential uses which will utilize Highway 34 or 99E as primary access to submit to the City a transportation plan which shows:

1. Location of access points.
2. Estimates of the amount of traffic which will utilize the above access points.
3. Effect on traffic movement of both vehicles and pedestrians that the proposed development will have on Highway 34 and 99E.
4. The identification of all improvements which will be required to maintain adequate traffic flow.
5. Permit approval by the Oregon State Highway Division.

Policy 16:

Land uses adjacent to Highway 34 and 99E shall not reduce the ability of Highway 34 or 99E to carry through traffic.

Policy 17:

The negative impact of strip development paralleling Highway 34 and 99E will be minimized through access controls, land use review procedures, and zoning.

Policy 18:

Subdivisions will provide roadways according to the City street plan.

Policy 19:

Direct access to Highways 34 and 99E will be provided only where adequate access to another street is not feasible. Frontage roads and access collection points shall be implemented wherever feasible.

Policy 20:

Subdivision and partitioning of land abutting Highways 34 and 99E will be reviewed to assure access control and to identify and coordinate access points.

Policy 21:

Access control techniques will be used to coordinate traffic and land use patterns, and to help minimize the negative impacts of growth. City wide needs will supersede site specific needs.

Policy 22:

Industrial and commercial access to Highways 34 and 99E will be minimized. Development shall be encouraged to utilize common access points.

Policy 23:

The City shall continue to encourage the State Department of Transportation to complete the Highway 34 expansion from the west City limits to Interstate 5 as a method of reducing the hazardous bottleneck situation at the intersection of Highways 34 and 99E and as a method of improving regional traffic safety.

Policy 24:

The City of Tangent and the Southern Pacific Transportation Company shall cooperate in the siting and issuing of railroad siding permits.

Policy 25:

The City of Tangent shall coordinate in all City street improvements, extensions, and closures with the State Public Utility Commission when the Southern Pacific Railroad is involved.

Policy 26:

The City shall cooperate with the Southern Pacific Transportation Company to minimize safety hazards at railroad crossings.

Policy 27:

The City of Tangent shall cooperate with the Southern Pacific Transportation Company to establish railroad crossing gates at Tangent Drive and Birdfoot Drive.

Policy 28:

Industrially zoned land will have railroad access, wherever possible.

Policy 29:

Development on lands adjacent to the railroad shall be either adequately screened, buffered and

constructed, or be activities least affected by noise and vibration.

Policy 30:

Residential development within 400 feet of the railroad shall be buffered from the noise and vibration of the railroad. The developer shall supply the buffer.

Policy 31:

Development which will block any proposed extension of Highway 34 to Interstate 5, as specified on the proposed transportation map(s), shall be viewed as contrary to the best interest of the City.

PUBLIC AND ALTERNATIVE TRANSPORTATION

Policy 32:

The City of Tangent shall support the Linn County Senior Bus Service, the Linn Benton Loop, and any other public or private bus system as both a form of public transportation and an alternative mode of transportation.

Policy 33:

The bus systems shall be encouraged to stop at the Tangent store/ post office at a Business located near the intersection of Old Highway 34 and Highway 99-E, and City Hall/Community Center and, when needed, north of Highway 34. Bus stops should be convenient to citizens of Tangent and the bus systems.

Policy 34:

The City of Tangent shall explore methods of supporting the public bus services as public transportation alternatives.

Policy 35:

The City shall encourage greater use of the public transportation systems, and shall work with regional transportation officials in the siting of bus stops in Tangent.

Policy 36:

The City shall identify areas within Tangent which can be used as commuter transfer points and public transportation stops.

Policy 37:

The City of Tangent shall identify a commuter transfer point which is:

1. Usable as an off street parking lot.
2. Convenient to the citizens of Tangent.
3. Usable as bus stops by all transit systems.
4. Usable as collecting points for car and vanpools.

Policy 38:

The City of Tangent shall participate on any committee establish to review and develop a regional transportation system.

Policy 39:

The City of Tangent shall actively pursue improved alternative transportation systems to surrounding cities where major educational, employment, commercial and residential centers are located.

PEDESTRIAN AND BIKEWAYS

Policy 40:

The Planning Commission of the City of Tangent shall consider pedestrian and bikeways as a necessary element when reviewing all development proposals and street improvements.

Policy 41:

The City of Tangent shall combine efforts with local citizens, Greater Albany Public Schools (GAPS), the Linn County Road Department, and the State of Oregon Department of Transportation to identify and eliminate hazards to pedestrians and non-motorized traffic.

Policy 42:

The City of Tangent shall encourage greater use of bicycles by developing, designating, and posting bikeways throughout the City and coordinating with local business establishments to provide bicycle parking.

Policy 43:

The City shall formulate a bicycle and pedestrian way plan, and incorporate its recommendations into the City Ordinances and Resolutions. The plan shall cover the City and Urban Growth Boundary.

Policy 44:

Bike and pedestrian ways shall be developed to both Tangent Elementary, McFarland School, and tied into the existing bikeway along Looney Lane to Linn Benton Community College.

Policy 45:

Safe bike and pedestrian ways which are separated from the roadway shall be encouraged along Highways 34 and 99E.

Policy 46:

All new development located in areas with proposed bike/pedestrian ways as identified on the official bike/pedestrian plan map to be developed under Policy 43, shall be responsible for the development of the bike/pedestrian way through their property.

Please refer to the City of Tangent's Transportation System Plan (TSP) which was adopted by Ordinance number 2001-003.

STATE GOAL 14 URBANIZATION

CITY GOAL 1: TO PROVIDE FOR THE ORDERLY OUTWARD EXPANSION AND GROWTH OF THE CITY OF TANGENT WHILE MAINTAINING FISCAL ACCOUNTABILITY AND PRESERVING FARM LAND.

CITY GOAL 2: TO ENCOURAGE FARMING AND FARMING RELATED ACTIVITIES AS THE HIGHEST AND BEST USE OF THE LAND UNTIL SUCH A TIME AS THE CITY AND THE REGION NEED TO URBANIZE.

Policy 1:

The City of Tangent and Linn County shall establish an Urban Growth Boundary and management agreement, that provides for the future land needs and logical extension of the City of Tangent, and which identifies and separates urbanizable land from rural land.

Policy 2:

The City of Tangent shall work to provide City services particularly sanitary sewer and drainage. No new development shall occur in a serviced area without connecting to services available within 500 feet of the property boundaries. All development outside of serviced areas shall be approved only after agreements are signed between the property owners and the City requiring the owner or any subsequent owner to connect to City services when they become available.

Policy 3:

The City of Tangent shall view all land currently in agricultural use located inside the Urban Growth Boundary of Tangent, as available for urban use.

Policy 4:

The City of Tangent shall review the land use patterns and practices within the City every four years to assess the growth and development of Tangent and to evaluate the needs for additional land for urban uses.

Policy 5:

The City of Tangent shall provide within the UGB adequate amounts of buildable land to meet the projected needs for industrial, commercial, and residential land over the planning period.

Policy 6:

The Urban Growth Boundary shall not be amended to include land presently designated as Agricultural, Regional Commercial Reserve, or Industrial Reserve unless compliance with the following criteria is demonstrated by clear findings:

1. The criteria found within Statewide Planning Goal 2 for an exception to Statewide Planning Goal 3 Agriculture.
2. The seven criteria for an Urban Growth Boundary amendment found within Statewide Planning Goal 14 Urbanization.
3. Other relevant provisions of the Statewide Planning Goals.
4. Other relevant policies of the Tangent Comprehensive Plan.

Policy 7:

The Urban Growth Boundary shall not be amended to include land presently designated as Agricultural/Regional Commercial Reserve or be amended to include any other land for the purpose of development of a regional commercial shopping center unless compliance with the following additional criteria is demonstrated by clear findings:

1. There is a clear public need that is demonstrated by publicly available studies, prepared by a firm or firms recognized for its expertise in urban planning, that show that the general public of the region, generally consisting of Linn and Benton Counties, has unmet needs for a broad variety of commercial services, such as is typically found only in a regional shopping center. Such an evaluation shall be based on nationally recognized standards, such as those published by the Urban Land Institute.
2. No other regional commercial shopping center developed or in the process of being actively developed within the region is meeting or will be able to meet the need demonstrated under paragraph "1" above.
3. Either: (1) there are no alternative lands available to meet the need described under paragraph "1" above that are already planned and/or zoned to provide for regional commercial development; or (2) the proposed site is clearly superior from a marketing and community development standpoint to the alternative sites.

NON APPLICABLE STATE GOALS

The following State Land Use Goals do not apply to the Tangent Comprehensive Plan since the land uses which are referred to do not exist within the Planning area.

STATE GOAL 15 WILLAMETTE RIVER GREENWAY

STATE GOAL 16 ESTUARINE RESOURCES

STATE GOAL 17 COASTAL SHORELANDS

STATE GOAL 18 BEACHES AND DUNES

STATE GOAL 19 OCEAN RESOURCES

TANGENT INCORPORATION AND PLANNING HISTORY

INCORPORATION OF THE CITY OF TANGENT

The City of Tangent is centrally located in the urbanizing region of Linn and Benton Counties. Historically, Tangent has been known for its agricultural activities of which grass seed is the most noted. The cultivation, cleaning, and packaging of grass seed for export around the world has given Tangent the title of "Grass Seed Capital of the World."

In 1973, the citizens of Tangent began a movement towards local control and self determination with these words:

PETITION TO INCORPORATE THE CITY OF TANGENT

We, legal voters residing within the following boundaries, demand that there be submitted to the legal voters residing within such boundaries the following proposition:

A City to be known as the City of Tangent shall be incorporated with boundaries as follows:

All of Sections 1 and 12 of Township 12 South, Range 4 West of the Willamette Meridian in Linn County, Oregon. Also all of Sections 6 and 7 of Township 12 South, Range 3 West of the Willamette Meridian in said County, excepting therefrom all of that real property lying west of the east line of said Section 6 in Township 12 South, Range 3 West, described in Book 169, Page 633 and Book 269, Page 22 of Linn County Deed Records, and also excepting therefrom all of that real property in said Section 6 lying north of the northerly right-of-way of State Highway 34 and east of the easterly right of way of the Southern Pacific Railroad.

On March 26, 1973, the above petition was delivered to the Linn County Board of Commissioners with 145 signatures.

On July 10, 1973, an election was held, the incorporation of the City of Tangent was on the Ballot. When the votes were counted the result was 121 in favor, 67 against; the City of Tangent was established.

PLANNING HISTORY

The citizens of the new city quickly began the task of developing

INSERT CITY OF TANGENT COMP MAP

a plan which would serve as a guide for the future growth of the City. In 1974, the voters of Tangent were again called upon, this time after a long process which included a great deal of citizen involvement, the voters approved the Tangent Comprehensive Plan.

On July 11, 1974, a special election was held in the City of Tangent asking the voters of the City to choose between two comprehensive plans. Plan 1 included a large regional commercial area (approximately 380 acres). With 50% of Tangent registered voters casting ballots, Tangent citizens, by a two to one margin, supported Plan 1 which stated the following on the ballot:

"Plan 1 is a concept for a comprehensive plan for Tangent which will include a commercial area near the intersection of Highways 99E and 34 large enough to serve the City and to attract consumers from a broad geographical region outside the City. On the ballot this concept will be called:

"Plan 1, including a large regional commercial area."

On May 22, 1980, the City Council of Tangent passed a new Comprehensive Plan and submitted it to the State Land Conservation and Development Commission (LCDC) for approval. This Plan was rejected by LCDC for its failure to comply with State Land Use Goals 2, 5, 6, 7, 9, 10, 11, and 14. The findings for the rejection were embodied in the LCDC staff report dated March 11, 1982.

Since the official notice of rejection by LCDC of the 1980 Plan, the City government and interested citizens of Tangent have been working on developing a Comprehensive Plan which will serve the needs of the Tangent community and meet the state requirements.

In 1978 and 1982 city wide surveys were taken within the community at the City Council's initiative. The 1982 survey is a major foundation of this Plan document. It was taken by the District 4 Council of Governments in a thorough and scientific manner, resulting in a response of well over 80% of the households.

The survey clearly showed support for a moderate growth rate with no regional shopping center. In response to the question: "Would you like a regional shopping center to locate in Tangent?", 82% of the respondents answered "no."

This survey formed a major element of the foundation of a plan draft prepared by the Tangent Planning Commission. This Plan was predicated on a year 2005 population of 1,000 and no immediate plan for a regional shopping center. Specific plans for a sewer system were not part of the draft Plan.

During the final stages of the development of the Planning Commission draft plan, a citizen group, known as the Tangent Action Committee (TAC), developed its own plan draft based on the development of a regional commercial center, a city-wide sewer system, and a 2004 population of 2,100.

Both plan drafts were put on the March 1984 ballot. The TAC plan won in a narrow decision over the City prepared draft.

The TAC plan, which became the Tangent Comprehensive Plan, was rejected by the Land Conservation and Development Commission in November, 1984. The LCDC found that the Plan violated Goals 1, 2, 3, 5, 9, 11, and 14. The basic reasons for the rejection were centered on a lack of citizen involvement, a lack of justification for the regional shopping center, and failure to coordinate the plan with affected jurisdictions.

The Plan was amended by the City in response to the LCDC In-Order-To-Comply statements. The direction taken was to delete the regional shopping center concept in the near future, but to provide for the possible development of the center at a point in the future when a public need for the center located in Tangent can be clearly demonstrated.

INSERT LOCATION MAP

PHYSICAL ENVIRONMENT

Climate

The climate of Tangent is temperate owing to the strong marine influences of the Pacific Ocean and the associated ocean currents. The temperate climate is characterized by dry warm summers and mild wet winters. The average temperature for January is 39 degrees Fahrenheit and for July the average is 67 degrees Fahrenheit (recorded at Albany). Precipitation which falls primarily as rain averages approximately 40 inches a year. Because of Tangent's location in the center of the Willamette Valley, the tendency for less than 40 inches of precipitation a year would dominate. Since there are no weather recording (climatological) stations in Tangent, the information provided herein is subject to generalities.

The major amount of precipitation for the most part is experienced from October to May with an average of 120 140 days per year with some precipitation. Precipitation in the form of snow, freezing rain and fog are also experienced during the wet winter months.

Geology (Figure 2.0)

The City of Tangent and the Planning Area are atop a generally homogeneous geologic surface. Based on the information developed by the State of Oregon, Department of Geology and Mineral Industries, the Tangent area consists of two geologic units. The first, Quaternary Alluvium, consists of thin veneers of silt and clay mixed with gravels. Quaternary Alluviums are found lining the Calapooia River, Lake Creek, and other small streams in the planning area. Because of the lower elevation and association to streams, the Quaternary Alluvium unit experiences seasonal flooding.

The second and major geologic unit within the Tangent Planning Area is identified as Willamette silts. This unit consists of 20 to 30 feet of faintly bedded quartzo feldspathic silts, silty clays, and clays of lacustrine (lake) and glacial flood water origin. Surficial erratics and heavy minerals indicate

Columbia River source. Carbon 14 dating reveals an age 19,000 to 34,000+ years.

INSERT FIGURE 2.0

Geologic hazards associated with the Quaternary Alluvium are flooding, stream meandering, and siltation.

Hazards associated with Willamette silts are poor drainage, ponding, and low permeability.

Ground Water Resources of the Tangent Area (Figure 3.0)

The source of ground water in the Tangent area is precipitation. Most of the precipitation evaporates; some is transpired to the atmosphere by vegetation, some runs off, and some infiltrates into the ground. Part of the water that infiltrates is retained as soil moisture; the remainder percolates downward to the zone of saturation. The water in the saturated zone moves by force of gravity downgradient to points of discharge, such as springs, seeps along stream channels, or wells. Saturated permeable rock materials that yield usable quantities of water to wells and springs are called aquifers.

The upper surface of a zone of saturation is the water table and the water in a zone of saturation is ground water.

Ground water is generally available for domestic use. The unconsolidated alluvial deposits that underlie the Valley Plain are the most productive aquifers and the only ones feasible for large-scale development of ground water for irrigation, municipal and industrial uses.

Ground water levels in the unconsolidated alluvial deposits fluctuate about 10 12 feet during the year. Available data indicate that seasonal fluctuations of the water table have been in the same range for more than 30 years.

The seasonal change of storage for the alluvial deposits is estimated to be about 130,000 acre feet of water, which is more than nine (9) times the 1971 pumpage of 14,000 acre feet.

Storage capacity of the alluvial aquifers in the area is estimated to be about 750,000 acre feet of water between the depths to 10 100 feet.

Water Quality

The Environmental Protection Agency (EPA) is responsible for

INSERT FIGURE 3.0

testing drinking water from systems with fifteen (15) or more services or serving twenty five (25) people in a public place. In order to keep the drinking water safe, streams and lakes must be kept relatively free of contaminants and pollutants. The Federal Safe Drinking Water Act (Public Law 93 923) establishes primary standards with which the City of Tangent must comply, and a set of secondary standards relating to the taste, odor, and appearance of the drinking water. At the present time these secondary regulations are not in effect, and the EPA does not have enforcement authority for these regulations. Underground water supplies are also protected from contamination by the Act.

In 1972, the Federal Government passed the Water Pollution Control Act Amendments. These amendments were a significant advance over previous water quality legislation in that they made polluting of inland water of the U.S. illegal. The Act provides for planning to be done on three orders. First, at the river basin scale. Section 202 (3) requires states to develop plans for each river

basin, to set a general framework within which planning for point and non point sources of pollution. The Oregon Department of Environmental Quality has developed a Water Quality Management Plan which sets forth a water pollution prevention program.

The overall goal of the Plan is to recognize and protect beneficial uses of waterways. The beneficial uses include, but are not limited to: domestic water supply, fish rearing and spawning, resident fish and aquatic life, and industrial water supply. Presently there are no severe point sources of pollution within the Tangent Planning Area that merit special protection measures, according to the DEQ's report entitled, Statewide Assessment of Non Point Source Problems.

Subsurface sewage disposal of waste is managed through the state mandatory permit system. Under this system the DEQ sets rules and specifications which subsurface disposal systems must meet. The Environmental Quality Commission then must adopt the DEQ regulations; however, this authority is generally delegated to the County Environmental Health Division. This is the case in Linn County where the Environmental Health Division is the management agency responsible for enforcing regulations pertaining to subsurface disposal systems and their upkeep. This also applies within the City of Tangent. All permits for subsurface disposal must meet land use requirements of the City.

The Tangent area has some water quality problems which are the result of drainfield failures and seepage into surface and subsurface waters. These problems have largely been solved by construction of a City sewer system. The Linn County Environmental Health Division continues to monitor the situation and all subsurface sewage disposal sites and repair sites outside the area served by the City sewer system.

Soils (Table 1)

Soil information provides useful insight into the natural characteristics of the land. In general, the soils found in Tangent are the result of thousands of years of weathering. As noted in the section on Geology, Tangent sits on the almost flat floor of the Willamette Valley. Repeated flooding through geologic time have left deposits of sediments, which, after exposure to sun, wind, rain, cold, and freezing, result in the soils found on the land.

The United States Department of Agriculture Soil Conservation Service has studied and mapped the soils of the Tangent area. Specific information on each soil type is contained in a text known as the Oregon Soils 1 (OR Soils 1). Table 1 contains a synopsis of the more relevant information contained in the OR Soils 1, with regards to development.

In general, the soils of Tangent will need to be taken into consideration prior to most development. The restrictive characteristics range from flooding to poor drainage, and from shrink-swell to low strength.

Relevant Soil Information (Figure 4.0)

Agricultural Capability Class

All soils within the City of Tangent and the planning area have been identified by the Soil Conservation Service as being in soil classes I through IV. The Land Use element of this Plan describes these soils and the various agricultural uses that are found upon them.

Foundation Suitability (Figure 5.0)

Foundation suitability is a measure of how well the soil or ground will be able to support a structure. There are three categories of structure which are considered. They are: dwellings with basements, dwellings without basements and small commercial buildings.

Of the twelve soils present within the Tangent City limits and UGB, only four soils indicate that the restrictive characteristics are less than severe.

TABLE 1

FIGURE 4

FIGURE 5

It should be noted that a severe rating of any one soil does not mean that development can not take place on that soil. What it does mean is that caution and certain building techniques must be employed in order to achieve a sound development.

The characteristics of a soil may have already been modified for some other reason such as improved agricultural productivity and, therefore, each site should be evaluated based on the existing conditions and their proposed use.

Shallow Excavations

For the most part, shallow excavations present the same characteristics as foundation suitability. As such, further mapping is inappropriate.

Drainage (Figure 6.0)

Problems associated with drainage ranges from the inconvenience of standing water to the inability of obtaining septic approval or the seasonal failure of septic systems.

Of the twelve soils in Tangent, only four are rated as severe with regards to drainage.

Wapato silty clay loam 50A, and Natroy silty clay loam 110A, both rated as severe for drainage, are limited in the amount of area that they cover. However, Concord silt loam 210A, and Dayton silt loam 220A, both are rated as severe for drainage, and combined, cover a large area of the City.

In most cases, soils with severe drainage ratings are situated at slightly lower elevations than the surrounding soils. The lower elevations coupled with the clay composition of the restrictive soil facilitates water to drain to the lower elevation where it is held by the clay. This situation is commonly referred to as ponding.

Development which may be proposed will need to examine the drainage characteristics of the soil(s) on the parcel where the development desires to locate. In most cases, the Concord silt loam 210A, and Dayton silt loam 220A are long and narrow with some providing natural drainage ways connected to Lake Creek, North Lake Creek, and other streams in the area.

These natural drainage ways can easily become blocked when development takes place. The result could be increased waer in other parts of the City.

FIGURE 6

Local Roads

In the development and improvement of roads special care should also be given to soils with drainage restrictions. Many new roads will most likely run north south. Since the natural orientation of the soils is for the most part east west, the new roads will be dividing and/or blocking natural drainage ways.

Other characteristics which may present problems for road development are associated with those soils with low strength and high shrink swell. If new roads are designed with care given to base composition and compaction and allowing for natural drainage, then fewer problems should be experienced.

Surface Water

Surface water consists of all rivers and streams within the Tangent Planning Area. These include Lake Creek on the western border of the planning area and North Lake Creek which passes through the center of Tangent. There are also a few minor seasonal tributaries which drain the north corner of the City.

All surface water contained in the creeks and seasonal streams of Tangent eventually flows into the Calapooia River.

Although the Calapooia River lies just outside the west boundary of the City limits its influence can be felt far within the City. Winter flood waters of the Calapooia River cover much of the south western part of the City. During flooding of the Calapooia, other creeks such as Lake Creek and North Lake Creek back up, adding to the problem. The result, as shown on the U.S. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for Tangent (Figure 7.0), is that much of western and central Tangent experience flooding.

Vegetation Cover (Figure 8.0)

Vegetation cover which is not related to agricultural practices is limited in the Tangent area. For the most part, natural vegetation occurs along the creek and stream channels. This vegetation is predominantly deciduous, having broad leaves which fall annually like, the oak tree. Without question, the largest amount of natural vegetation occurs along Lake Creek and the western portion of North Lake Creek.

FIGURE 7

FIGURE 8

Wind breaks usually located near farm houses account for some of the other vegetable cover. In many instances wind breaks consist of nut trees, thus providing protection from the wind and acting as a seasonal source of food. Wind breaks are also aligned with fence rows and property lines.

The remaining vegetation cover is associated with development adding aesthetic appeal in the form of landscaping. Much of this vegetation or landscaping is as old as the town of Tangent which dates back to the late 1800's and as such the vegetation is fully grown, making the development blend into a more natural setting. The remainder of the Tangent area has been extensively farmed.

Conversion of farm land to urban uses within the City will not be visually appealing without the use of landscaping. As the open grass fields of Tangent give way to development, there will be a lag time in which the development may appear intrusive on the horizon. However, once the landscaping grows and matures, the development will blend into the surroundings better.

In establishing landscaping requirements or in selecting plants for landscaping, care should be given to the type of plant and its growth characteristics with regards to mature plant height and root depth . . . Soils will again have an effect on plants as many soils have a shallow effective root depth.

Soils which restrict root depth can cause plantings to be stunted or may add to their toppling in moderate winds. The Oregon Soils 1 may prove useful in selecting plants which are compatible with the different soil types.

Mineral Resources

Although Tangent has not been known for its mineral resources, information provided in the Oregon Soils 1 indicates that gravel and top soil could be obtained in certain areas of Tangent.

Gravel: Salem gravelly silt loam 290A located west of McFarland Road and just south of the intersection of McFarland Road and Highway 34 has a potential as a local gravel and/or sand source. The presence of this soil is limited to the area described and the economics of its exploitation is unknown. It is not at this time being utilized for gravel or sand.

Topsoil: Of the twelve soils found in Tangent, four are rated as good for marketable topsoil and three are rated as fair for topsoil.

Although the land would be undesirable for agriculture with the topsoil removed, the use of the land for other than agriculture could cover the soil with buildings and concrete. Prior to development, topsoil could be removed and utilized elsewhere.

Other minerals may be located under the ground, but their presence is not public knowledge. The Tangent area as well as much of the southern Willamette Valley has been surveyed for oil and natural gas. The results of the survey lead to the drilling of an exploratory well near Harrisburg.

Although the well was unsuccessful, additional exploratory wells may be drilled in other areas.

Fish and Wildlife

Statewide land use law requires under Goal 5 that all fish and wildlife areas and habitats be inventoried as to location, quality, and quantity.

The only area identified by the State Department of Fish and Wildlife within the Tangent Planning Area is the Calapooia River. The state inventory indicates that the Calapooia River has both a sensitive vegetative and a riparian zone bordering the river.

For the most part, agricultural activities and practices in and around Tangent limit the numbers and types of wildlife found in the City. Because of the extensive agricultural activity, most wildlife will be found in association with the vegetative cover along the stream channels.

The most common wildlife types in the Tangent area are deer and small animals (rabbits, raccoons, skunks, opossum, etc.) and several bird species, including waterfowl species. Bald Eagles have been observed along the Calapooia River during the winter months.

The Calapooia River provides a good habitat for several species of fish in the area near Tangent. These include various warm water game fish, trout, and anadromous fish, such as Chinook and Coho Salmon and Steelhead which spawn in the head waters of the Calapooia. (Oregon Department of Fish and Wildlife, 1973.)

Open Space

Open space consists of recreational areas such as parks and playgrounds and flood plain areas. Besides the 24 acres that the City will acquire through park land acquisition, open space needs will be further enhanced by over 600 acres which are in the 100 year flood plain. Although some of it will be developed, most of these flood plain areas will remain undeveloped due to flood plain standards described in the City's Flood Plain Ordinance.

Furthermore, certain areas within the flood plain, especially along stream banks, and natural drainageways, contain riparian habitat areas, will be preserved. Some of it will become park land and the remainder will be protected by siting standards for development in the Flood Plain Ordinance and requirements for natural drainageway easements in the Subdivision Ordinance.

CULTURAL RESOURCES

Cultural resources involve the activities of man on the natural environment. In this section, background studies of the historic aspects of Tangent will be reviewed.

Historical Profile

It is believed that the first people to inhabit the Tangent area were the mound builders whose earthen mounds line the Calapooia River from Albany to Brownsville.

When the first settlers arrived in the area, the Calapooia people roamed the land. The Calapooia survived on the rich natural abundance as a hunting and gathering people.

The Calapooia used the canoe as a main vehicle of transport. By means of the canoe, families and whole communities went to their favorite fishing grounds, hunting terrain, nut and berry patches, or to places of abundant wild roots and plants.

According to Martin Rosenson, Anthropology Instructor at Linn-Benton Community College, there probably are some prehistoric mound sites that exist within the Tangent City limits. However, there have been no site specific surveys completed that precisely determine the location, quantity and quality of any of these sites.

Several mounds have been identified within the Tangent Planning Area (Figure 9.0). The presence of these mounds would indicate a high level of prehistoric human activity within this area. The mounds which were identified and mapped by E.H. Margason, Lee Rohrbough, Dr. J.L. Hill, J.G. Crawford, Prof. John B. Horner, and A. (Foot) Blevins are by no means a complete inventory of prehistoric sites. More information needs to be gathered on the Calapooia and all people who inhabited the area. If a conscious effort is not made to identify, protect, and understand the cultural resources of the area, many of these resources may be lost forever.

During construction of the Tangent Sewer Project, a significant archaeological resource was discovered and surveyed by the State Archaeologist's Office. The site is listed as a probable prehistoric Euroamerican burial mound within the Kalapuyan culture area. Because this area is highly sensitive and free from

FIGURE 9

disclosure under federal and state law, the State Archaeologist's Office has recommended that the site not be mapped until such time as it may be considered for inclusion within the City's Urban Growth Boundary.

If potentially valuable resources are discovered, all necessary steps shall be taken to survey and

preserve the resources in coordination with the State Historic Preservation Office.

Tangent was established in 1871, when the railroad was built through the valley. The name "Tangent" refers to the twenty miles of straight track north and south of town. The town acted as a gathering place for local farmers and a train stop. The first grange building in Oregon was completed in Tangent in July, 1873. In 1886, Tangent acquired a post office. By 1891, William Felzer of Tangent acquired a small amount of grass seed. This may have been the actual beginning of the present-day rye-grass industry. Forest Jenks may have been the first commercial producer of rye grass, when he began growing seed in 1922. The seed grown by Jenks was later cleaned at W. A. Vollstedt's seed-cleaning plant in Tangent. The seed was bought by Jenks White Seed Company, which was instrumental in opening up the eastern market for this important crop.

Tangent has acted as an agricultural and commercial center for the region for more than a century. Its incorporation in 1973 signals its growing awareness of this role, and its attitude towards local control.

Further information on the history and people of early Tangent can be acquired from *The History of Linn County, W.P.A. Writer's Project, 1941*, and *The Land of Linn, Floyd C. Mullen, 1971*. Interest in historic areas, sites, structures, and objects continues to grow in Tangent.

History Inventory (Figure 10.0)

A requirement of Goal 5 of the Statewide land use planning goals is inventory the location, quality, and quantity of historic areas, sites, structures, and objects.

The Linn County Planning Department conducted an extensive survey of historic structures during 1983. This survey, known as the Tangent Historic Structures Inventory, is adopted as a supportive document to this Plan. It identifies six historic structures and/or sites.

In order to implement Goal 5, and to meet the Community policy for the preservation of historic structures, the City has

FIGURE 10

incorporated a Historic Preservation Section into the Tangent Zoning Ordinance, which requires City review of any change of the inventoried structures and strives for their preservation. The effort to identify and inventory historic structures, sites, and objects in Tangent should continue. Tangent should also give support to citizens interested in local history and property owners who wish to place their structure, sites, and objects on historic registers.

In the preliminary inventory, it was found that most historic structures are houses which fall into one of the following architectural styles:

1. Modified Dutch Colonial.
2. Rural Vernacular.
3. Bungalow.

Several federal and state laws address historic sites, structures, and objects. The following is a list of existing federal and state legislation:

Federal:

1. Historic American Sites Act (1935) made protection of historic resources a national policy and

established the National Register of Historic Places.

2. National Trust for Historic Preservation (1941) is a private, non profit organization intended to educate the public about historic preservation.
3. National Historic Preservation Act (1966) established a program of matching grants in aid to states and the National Trust and established cooperation with the state for administration within their jurisdictions of the National Register program.
4. Transportation Act (1966) provides for protection of historic sites threatened by highway construction.
5. National Environmental Policy Act (1969) requires consideration of federal project impact on cultural resources as part of the overall environmental assessments.

State:

1. H.B. 2476 provides for special tax relief on buildings listed in the National Register of Historic Places.
2. H.B. 2333 encourages retention of single family residences in industrial or commercial zones by assessing property value as a residence.
3. H.B. 2342 allows for a tax exemption on improvements made on rental properties that are 25 years of age or older.
4. H.B. 2344 exempts from assessment increase, maintenance repairs or replacement work done on an existing dwelling.

LAND USE

Current Land Use

The City of Tangent, including all land within the City limits and the Urban Growth Boundary, contains an area of 2,523 acres. There are seven major land categories as is shown in the table below:

Existing Land Use Inventory

Existing Land Use	Total Acres
Residential	208
Commercial	45
Industrial	43
Public	14
Transportation	127
Agricultural and Vacant	2086
TOTAL	2523

insert land use chart

The Comprehensive Plan Land Use Map includes specific designations for each of the land use types inventoried above except Public and Transportation Right Of Way. The designations are based on the

population projection of 1,000 with necessary commercial and industrial uses to support that population. Each of these areas are included inside the Urban Growth Boundary (UGB) other than the agricultural lands.

Also included outside the UGB but inside the City limits are designations of Agricultural/Regional Commercial Reserve and Agricultural/Industrial Reserve. These are described in detail below.

The Table below lists the planned land uses:

Comprehensive Plan Land Use Designations

Planned Land Use	Total Acres
Residential	267
Commercial	55
Highway Commercial/Industrial	102
Industrial	141
Transportation Right Of Way	127
TOTAL URBAN GROWTH BOUNDARY	692
 Agriculture/Regional Commercial Reserve	 134
Agricultural/Industrial Reserve	207
Agricultural	1490
 TOTAL OF ALL LAND	 2523

INSERT COMPREHENSIVE PLAN CHART

The table below breaks the Plan designations into buildable and unbuildable lands.

Buildable and Unbuildable
Urbanizable and Reserve Lands
City of Tangent Total Urban Area

Planned Designation	Total Acres	Devel oped	Unbuild Vacant	Unbuild able	Vacant Buildable
Res	267	162	105	15	90
Comm	55	49	6	5	1
H C/I	102	44	58	11	47
Ind	141	43	98	4	94
R Com	134	0	134	0	134
Ind Rs	207	0	207	0	207
Tran	127	127	0	0	0
 TOTAL	 1033	 425	 608	 35	 573

INSERT BUILDABLE AND UNBUILDABLE LAND CHART

Residential land accounts for 208 acres of all developed land within the City limits and UGB. The residential land use category includes all housing types: single family, multi family, and mobile home. A further breakdown of existing and proposed residential land-uses are shown in the Land-Use

and Housing Mix Inventory (Table 2).

Mobile homes (which include all factory fabricated living units) are being sited in Tangent in increasing numbers. There are presently two concentrations of mobile homes. One area is located close to Central Tangent in an area now zoned Residential Mobile. These mobile homes are mostly double wides and are located on individual lots. The other area is located in north Tangent. It is a mobile home park and contains 17 mobile homes.

The remaining mobile homes are scattered throughout the City on individual lots.

Commercial Uses

Commercial uses are all general business and service stores, including retail and wholesale outlets, agriculturally oriented stores, automotive related businesses, and small industrial/ commercial uses such as woodworking shops.

Commercial activity is present along Highway 99E south of Highway 34 in Central Tangent and also in North Tangent along both highways.

There are two commercial designations that are applied in the commercial planned areas. These are Commercial which is implemented by the CC (Central Commercial) zone and which occupies 55 acres; and Highway Commercial/Industrial which is implemented by the H C/I (Highway Commercial/Industrial) zone and which occupies 102 acres. The CC zone is generally applied in the Central Tangent area, contains six vacant acres, and provides for a broad variety of retail and service commercial activities. The H C/I zone is applied to all property surrounding the intersection of Highways 34 and 99E and contains 58 vacant acres. This zone is intended to provide commercial retail and service activity appropriate for the needs of the motorist on these arterials. It specifically limits the size of most retail businesses so that the intersection area does not become the site of a single major retailer. If there is a need for this type of business in Tangent, it is better located within the area planned for Regional Commercial development when adequate justification can be made, through the Plan amendment process, for urbanization of that land.

TABLE 2

One hundred thirty-four acres are planned for potential regional commercial use, but will remain outside the Urban Growth Boundary and will be zoned Exclusive Farm Use until such time as the land is needed.

This area has been selected for the reserve designation for several reasons. First, it is the only land within the City with access to Highway 34 that is vacant and that has a large amount of acreage. Second, it has excellent access potential to the realigned Highway 34 as its entire northern border is the highway and as McFarland Road moves north and south through the reserve area. Third, the land would be easily serviced by the new sewer system. Alternative sites on the north side of Highway 34 or the east side of Highway 99E cannot be so readily serviced due to their distance from the proposed sewage treatment plant.

As with all land in the City of Tangent, agricultural activities will be permitted in commercial areas.

Industrial

The City has 43 acres of developed industrial land. The Plan designated 112 additional buildable acres for future industrial use.

The City's vacant lands designated for future industrial development and within the City limits are served by the City sewer main. Existing and future developments in the northern area designated Industrial on the Comprehensive Plan lying outside the City limits may be required to bear the costs of

extending sewer lines to the area.

The Plan anticipates a need for 375 new jobs within the community during the planning period. The 94 vacant, buildable acres allocated will accommodate the new jobs.

Also included on the Comprehensive Plan Map is an Agricultural/ Industrial Reserve designation. This land, which encompasses 207 acres, is zoned EFU, but is anticipated to be needed for industrial use in the future. The need, however, is not evident during this planning period and must be specifically addressed in future Plan updates. The land in the Agricultural/ Industrial Reserve was selected for several reasons. First, it will be immediately south of the existing industrial area on the north side of the realigned Highway 34. Second, it will have opportunities for excellent access to the Highway and to the Railroad. Third, it provides several very large parcels of land well suited to the construction needs of industry. Fourth, the area identified respects existing lot lines.

The Agricultural/Industrial Reserve designation represents the City's commitment to consider this property first when adding land to the UGB for industrial development.

Public and Semi Public Uses

Tangent is the home of two churches; the Tangent Community Church and the Tangent Mennonite Church. One other semi public use is the Seventh Day Adventist School.

Public uses include the City Hall, Fire Department, Post Office, and Tangent Elementary School inside the City limits, and the Soil Conservation Service Office and McFarland Elementary School in the UGB area to the north.

Public and semi public uses occupy 12 acres in Tangent. They provide the residents with access to government, education, information, religion, recreation, and open space.

Transportation

Transportation facilities are the third largest use of land in Tangent. The major land requirement for transportation is street and railroad right of way. Lands devoted to transportation are estimated to occupy approximately 127 acres.

Agriculture

Most of Tangent is being productively farmed. In some cases, the City limits divide a parcel with much of that parcel laying outside the City. Tangent is surrounded by agricultural land making it difficult for the casual observer to determine where the City limits actually are. Agricultural land occupies approximately 1897 acres of the City, or 78.6% of all land.

Many residents of Tangent raise livestock, have large gardens, and grow fruit trees. Tangent is an agricultural community. This lifestyle is important to Tangent. To a large extent, this mix of agriculture and community living is the principle element of Tangent's character. Half of the commercial uses in the City are agriculturally oriented, proving that Tangent is a center for agricultural support, purchasing and processing. Tangent should continue to provide these services to farmers so that continued agriculture in the Willamette Valley is encouraged. The City is considering the withdrawal of 116 acres of agricultural land at the time the 1988 Plan revisions are considered. None of these lands are within the City's Urban Growth Boundary. Should the withdrawal request be granted, the City will update its agricultural land acreage at its next Plan review.

Vacant Land

Vacant land includes all parcels which have not been developed, upon which no use is now present, or

no structure exists. Vacant land was also viewed as oversize parcels more than an acre with a structure. Under these situations the structure was excluded along with one acre. The remaining land was then considered vacant.

Vacant land plays an insignificant role in planning for Tangent since most of it lies within the flood plain. Vacant land is not confined to any one area of Tangent although large tracts of vacant land form significant strips along the creeks and near some housing.

Special Land Use Considerations

The primary area of special land use consideration in the Tangent Comprehensive Plan is in the core area east of Garden Way. This area was considered for inclusion in the UGB primarily because this area was in need of sewer service for many of the existing residences. Sewer service has been provided to this area.

The area can be divided into the three basic areas: north residential (R 1 zone); multi-family and mobile home (R M zone) and an agricultural piece in the middle.

The R 1 zone was developed for two primary purposes:

1. To maintain the predominantly rural character of the neighborhood by making the minimum lot sizes for additional development, i.e., 10,000 square feet or greater.
2. By maintaining the low density of the area, the existing and future residences can be served economically with sewerage service through the use of a septic tank effluent pumping (STEP) system. If higher densities were allowed, the area would need to be served by a gravity sewerage system. This would not only increase the cost of serving the immediate area but would also increase the cost for the sewerage system in the remainder of the core area because of increased depth requirements of an all gravity sewerage system.

The mobile home area south of Old Oak Drive is fully occupied except for one lot and, therefore, is not considered available for development. Sewerage service has been provided to this area utilizing a STEP system for the same reasons as stated for the R 1 area.

The agricultural area, even though it is bounded on two sides by residential use, can be justified to remain as agricultural use for the following reasons:

1. Approximately the southern one third of the property is in the flood plain and includes riparian foliage.
2. Cost of providing services to this property at urban density residential uses would not be economical.
3. Additional land is not required within the UGB to accommodate residential development.

Urban Reserve

The concept and use of urban reserve designation is relatively new in the land use planning process in Oregon. These designations are applied to areas outside of, but adjacent to, the UGB and indicate a potential future use for that area if inclusion within the UGB can be justified. That future use of the land may or may not occur before the planning period expires. The City of Tangent has two such designations in its Comprehensive Plan:

1. Agricultural/Regional Commercial Urban Reserve.

Approximately 134 acres located south of Highway 34, west of Highway 99E and on either side of

McFarland School Road.

This urban reserve area is intended to be used for a future regional commercial shopping center, when one can be justified by the standards found elsewhere in this Plan. In order to develop this land an amendment of the Urban Growth Boundary and rezoning of the property to CR (Commercial Regional) will be necessary. Also, extension of appropriate sewer and water services will also be required.

2. Agricultural/Industrial Reserve.

Similarly, the Comprehensive Plan has designated approximately 207 acres for Agricultural/Industrial Urban Reserve immediately south of the realigned Highway 34, across from the existing industrial area.

Should industrial development need to occur outside of the currently designated industrial areas, this would be a logical area for industrial development.

All urban reserve designations outlined in the Comprehensive Plan are outside the Urban Growth Boundary and, therefore, are not considered in the Plan's population projections. Even though intentions for urban reserve acreages are identified, a Comprehensive Plan change meeting the requirements of State Goal 14 would still be required in order for any specific development to occur.

Land Use Within the UGB, Outside the City Limits

The area north of the Tangent City limits which is included in the UGB has been included primarily because it is already largely developed and will need urban services within the planning period.

Tangent Planning Area

As part of the planning process the area outside of the Tangent City limits was inventoried using Assessor's data. The following information was found:

FIGURE 12

LAND USE IN THE PLANNING AREA OUTSIDE THE CITY LIMITS

LAND USE (note 3)	ACRES	NUMBER OF UNITS	PERCENT OF TOTAL
Residential (Note 1)			
Single Family	267.34	(91) 78%	3.8
Multi Family (Duplex)	13.28	(10) 9%	.2
Mobile Home	20.33	(15) 13%	.3
Subtotal	301.00	(116)100%	4.2
Commercial	11.00		.2
Industrial	2.00		.03
Public	3.50		.05
Transportation	114.00		1.6
Agricultural (Note 2)	6,674.00		94.0

GRAND TOTAL 7,105.00 (116)100% 100.0

1. Contains residences situated on commercial and large lot agricultural.
2. Includes agricultural land classified as industrial by the Assessor (i.e., chicken farm, seed cleaning, etc.).
3. May not add due to rounding.

The Impact of Land Use on the Environment

It is important to realize that human activities and land uses have an impact on the natural environment; conversely, the natural environment can have an impact on human activities and land uses.

A by product of human activity is pollution. Air pollution can come from several sources, such as automobiles, field burning, slash burning, and the storage of agriculture chemicals. Most of this air pollution is carried in by the wind from industrial activities north of Tangent.

The air flow in the Willamette can usually be counted upon to move any pollutants out of the area. However, because of the physical shape and dimension of the valley, periods of poor air circulation brought on by inversions and other weather phenomena can cause pollution to become trapped, resulting in slow dissipation.

Under the U.S. Environmental Protection Agency (EPA) regulations, clean air regions are designated in one of three classes known as Prevention of Significant Deterioration classes (PSD). Tangent is located in a Class II PSD, as is most of the Willamette Valley.

In the Tangent area, field burning is the leading cause of periodic reduced air quality, because of the methods used in judging significant deterioration which considers the cumulative effect of the pollution. Increase in the number of acres allowed to be burned will reduce or eliminate the chance of new industry obtaining pollution permits. Therefore, the continued practice of field burning may result in only non air polluting industries locating in the area.

The Oregon Department of Environmental Quality (DEQ) is responsible for implementation of the 1972 Clean Air Implementation Plan. The Oregon Environmental Quality Commission (EQC) has legal authority to adopt administrative rules concerning environmental quality. The DEQ is the administrative body of the EQC which solicits comments on proposed regulations of the EQC. Notice of all applicable proposed rule making action is sent to the City of Tangent for comment.

The Oregon Legislature, when adopting the Noise Control Act of 1971, found that noise at "unreasonable levels is as much a threat to the environmental quality of life . . . and the health, safety, and welfare of the people of this state as is pollution of the air and waters . . ." (ORS Chapter 467).

This legislation authorized DEQ through the Environmental Quality Commission, to adopt and enforce statewide standards of noise control.

The DEQ noise pollution control rules and guidelines are contained in Oregon Revised Statutes 467 990 and Oregon Administrative Rules Chapter 340, Division 35, Sections 5 to 100. Refer to these statutes and rules for more specific information.

There are no significant generators or sources of noise presently in or projected for the City of Tangent other than train and highway noise. Auto and truck traffic at the intersection of Highways 99E and 34 occasionally generates slight increases in noise. A railroad line running north to south through town in

close alignment with Highway 99E also causes slight increases in noise level occasionally. However, the City has located its future residential areas away from these two noise sources. Noise levels are and will be low enough not to exceed DEQ standards.

Energy (Figure 15.0)

The City of Tangent is dependent on external energy supplies for everyday activities. The leading types of external energy are fossil fuels (oil and gas), electricity (hydro and nuclear), and wood.

Tangent must import all its energy as no local sources now exist. This has not always been the case. Prior to the 1920's, electricity was not available to many rural areas from power companies. (Mullen, 1970). Home power generation was the only method available for electricity.

Wind power has played an important role in helping the activities of man. During the fall, winter, and spring, wind can provide a marginally usable source of energy. Other sources, such as solar, can also be utilized as a heat source and to generate electricity, further reducing dependence on external energy. The City can reduce energy use in houses by asking developers to orient lots and houses to utilize the sun.

An energy audit would be required to understand precisely where and how much energy is being used in Tangent. Individual audits are available through Pacific Power and Light (PP&L) for homes and businesses under PP&L's Weatherization Program, and through Northwest Natural Gas' Weatherization Program. Both weatherization programs are in part financed by the State of Oregon: a person wishing to improve their weatherization through PP&L or Northwest Natural Gas, may apply for a low interest loan over a ten year period. Weatherization, which is primarily improved insulation, can save energy and money through time.

The following diagrams (Figure 15.0) show how energy is used on a statewide basis. Knowing where major energy use exists can be helpful in targeting conservation measures.

In an effort to utilize all electrical energy potential, Pacific Power and Light Company was granted permission from the State Public Utility Commission to buy electricity from any and all generating sources. Pacific Power and Light will now buy electricity from micro generation facilities at the same standards rate per kilowatt hour which it charges its customers.

Energy used in transportation accounts for 56.42% of all personal energy used in Oregon. Because of Tangent's central location in the region, the opportunities are excellent that it may begin to play an increasing role as a commercial, industrial, and transportation hub.

FIGURE 15

POPULATION

Existing Population and Household Characteristics

In order to determine current and future housing demand, information on current and future population characteristics should be analyzed. This information provides indications of both the level of housing demand and the type of housing needed. The following section presents information on age distribution, minority persons, household size, age, and household incomes based primarily on the 1980 census data. Some of the information used when 1980 data was not available was for CCD 75, (Figure 16.0), the census district around Tangent from the 1970 census data.

Population History

Tangent was first settled in 1871 along the tracks of the D & C Railroad. At this time, it had a population of 70 people. Population figures for the City itself were not available before the City's incorporation. Before this time, Tangent's population figures were included with those figures for all of Linn County and the County Census District to which Tangent belongs (CCD 75). Starting in 1973, yearly certified population counts for Tangent have been completed by the Center for Population Research and Census located at Portland State University.

Population figures for Tangent starting in 1973 through 1979 are as follows:

- July 1, 1973 539
- July 1, 1974 550
- July 1, 1975 550
- July 1, 1976 570
- July 1, 1977 570
- July 1, 1978 500
- July 1, 1979 510

FIGURE 16

The Linn Benton Economic Data Base was developed by the District 4 Council of Governments as the foundation for population projections for the two county area. It has been agreed to by all jurisdictions within the area, forming the foundation of regional planning based on a distributed population projection.

The data base has population projections for Tangent for 1980, 1985, and 1990. The 1980 projection was 620, however the 1980 Census showed an actual population of 478. The 1986 certified population estimate was 430, and that of 1987 was 435, indicating an end to the decline in population, with renewed moderate growth. The District wide projection has been retained, however, assuming that the 1980 population was lower than expected due to the recessionary period and the cyclic nature of economic and population growth. The populations projections are shown below with the historic information from the 1970's:

Population Growth and Projections

YEAR	GROWTH	YEAR	GROWTH	YEAR	GROWTH	YEAR	GROWTH
1973	539	1980	478	1990	642	2000	86
1974	550	1981	492	1991	662	2001	88
1975	550	1982	507	1992	682	2002	91
1976	570	1983	522	1993	702	2003	94
1977	570	1984	538	1994	723	2004	97
1978	500	1985	554	1995	745	2005	100
1979	510	1986	571	1996	767		
		1987	588	1997	790		
		1988	606	1998	814		
		1989	624	1999	838		

INSERT POPULATION LINE CHART

The Linn Benton Economic Data Base has determined an annual growth rate for Tangent of 2.17% and a total percentage growth from 1970 to 1990 of 35.09%. In projecting through to the year 2005, the City has used a 3.0% growth rate which is necessary to move from the actual 1980 population of 478 to the projected figure of 1,000. However, 1,000 is being anticipated in 2005 rather than in 2,000 as in the Data Base due to the loss of population during the late 1970's and early 1980's. These growth

rates are comparable with other small communities in the Willamette Valley.

Population Characteristics

In 1980, the City of Tangent contained 478 people. Fifty-three people were over 65 years of age; 26 were the age of 4 or less, and 121 were between the ages of 5 and 19. This means that the total dependent population (less than 20 and more than 65 years old) of the district was 200 or 42% of the total population. Percent-dependent population is an indicator of the number of non workers in the area, as well as the total economic strength of the region. Tangent's percent-dependent population is about average compared to other communities in the region. The percentage of the population over 65 (11%) is relatively low.

Household Size

Based on general 1980 census information for the Tangent area, the average number of persons per household in the Tangent Census District was 2.556. The current trend of a declining number of persons per household has been monitored throughout the State of Oregon. The households of Tangent are projected to continue to decline to 2.5 persons per household by the year 2004. The effect of this trend means that even if the population did not increase, there would be an increased number of houses required to house the same population as younger people reach marriage age and begin to form families of their own.

According to the 1980 census, there were no people in the Tangent area living in group quarters.

Minorities

According to the 1980 census, the Tangent area's population consisted mostly of Caucasians. There were no Spanish Americans, one Black, one American Indian, and three Asians or Pacific Islanders living in Tangent at the time of the census.

Household Income

Income levels are the most important determining factor affecting the ability with which households can acquire housing commensurate with their needs. Households with high incomes can more easily demand the type and size of housing they need. Those with low incomes are more often forced to live in housing which is not suitable for what they need and to pay an excessive price for it. Regardless of desires for certain types of housing, there can only be a demand for the types of housing which households can financially afford. For this reason, household income is a valuable indicator of the type of housing that is or will be in demand.

The median family income in 1980 was \$14,943 which is below the median family income for most communities in Oregon.

ECONOMIC DEVELOPMENT

EMPLOYMENT

Telephone Survey

A 1979 telephone survey was conducted to determine an up-to-date estimate of the employment statistics for the City of Tangent and its UGB. Within the City limits, there are 36 places of work, 32 of these were contacted. Within Tangent's UGB, outside the City limits there are 7 places of work with 5 of which were contacted.

From the survey, it was found that between 266 and 310 people are employed within Tangent's City limits. Another 56 are employed within its UGB. The range of those employed within the City limits is due to the seasonality of some of the types of work involved.

In order to develop an idea of the type of trend there has been, the Economic Data Base Report for Linn and Benton Counties prepared by Oregon District 4 COG presents information on this. They give an employment annual average by place of work for 1975-76 identifying 29 places of work with 230 people employed. This constitutes a 32% increase in places of employment and a 13.26% increase in numbers of people employed.

The Economic Data Base Report also has statistics concerning total employment figures and a breakdown as to job type. Figures for 1976 and a 1990 projection appear below. It is important to note that the 1990 projection was based on a population and employment growth without a sewer system and a major regional commercial development.

TANGENT EMPLOYMENT BY INDUSTRY, 1975-2000

Sector	1975	1980	1985	1990	1995	2000
Total Employment	254	315	350	465	580	725
Total Non-Ag	250	312	345	460	577	724
Manufacturing	4	7	22	50	110	240
Food	0	0	0	0	0	0
Wood	0	0	0	0	0	0
Other	4	7	22	50	110	240
Non-Manufacture	246	300	320	410	496	600
Trades	214	250	260	345	423	352
Services	40	45	55	60	63	65
Government	20	25	30	40	40	40
Education	20	20	20	20	23	25
Other Agricultural	4	3	5	5	3	1

Tangent's Employment Trend/January 1978 - June 1979

In order to determine a trend in Tangent's employment figures, a comparison of the monthly figures for 1978 (computerized date) are compared with the figures from the June, 1979, telephone survey. Since there are businesses included in one source that are not included in the other, only those that show up in each survey will be compared.

If one compares the month of June figures for 1978 to those taken in the June, 1979, telephone survey, one will see an interesting comparison. There were only three businesses within the UGB outside the City limits that were included in both surveys. Of these three, all of them had lower employment figures for June, 1979, than they had a year earlier. In comparing the 16 businesses within the City limits a similar, but not quite so one-sided, relationship can be seen. Six businesses were found to have lower figures, four had higher figures, and six had the same figures as before.

In looking at these comparisons, one could say that the employment situation in Tangent is not very good. However, the comparison of a month's employment figures from one year to those of the following year is not really telling the true situation. It was seen from the monthly figures for 1978 that much of the employment in Tangent is seasonal. Depending on the type of business, the higher employment figures will come during different times of the year. Another comparison can be made with the figures from the 1979 telephone survey and all the monthly figures for 1978. In this case, the three UGB businesses still had lower employment figures in June, 1979, than in any of the months of 1978. The big difference is seen when one looks at the comparison of the business within Tangent's City limits. This time 2 of the businesses had lower figures, four had the same figures, and a total of ten businesses had higher employment figures. This more accurately shows the trend in employment

in Tangent and that it is necessary to include a longer range of data when developing such trends.

The employment situation in Tangent has improved slightly since 1978. The total of the annual average employment figures for 1978 is 202.6. The total employment figure for June, 1979, ranged from 202 to 222 people, a slight increase.

Another part of this survey was to determine that, of the people employed within Tangent's City limits and UGB, how many of these people also live in Tangent. It was found that of the 269 310 employed within the City limits, only 26 actually live there. Of the 56 employed within Tangent's UGB, only 5 of these people live in Tangent. It should be noted here that these low figures are not due to the people's choice. One employer noted that he does employ 15 people and that only 3 of them live in Tangent. He went on to say that many of the people not living in Tangent would like to move closer to their work, but due to the unavailability of housing are unable to do so. This may be the situation with many of the other people that work in Tangent but do not live there.

The employment projections above indicate that there is a need to provide for an additional 375 jobs within the community by the year 2000.

Industrial Land

The City has 46 acres of developed industrial land within the UGB. There is also an additional vacant and buildable 101 acres to accommodate future growth to the year 2005. To fulfill its future economic needs the City has allocated a total of 147 acres for industrial use. An analysis and inventory of vacant industrial and Highway Commercial/Industrial land is provided in the table in this section.

This allocation will accommodate the need projected in the population projections and will allow for greater opportunities for Tangent residents that now work out of town to be employed within the City. As was indicated earlier, most of the industrial land is "in fill" within existing industrial uses. Other lands, especially those immediately north of the Highway 34 realignment, are extensions of existing uses already located along the existing Highway frontage, such as Tangent Industrial Park and Morse Brothers.

Insert Table 3, Undeveloped Industrial and Commercial Lots

Table 4

SITE DEVELOPMENT CONSTRAINTS

Undeveloped Parcels, I and HC/I Within UGB

	Total	
	Acres	
HC/I	64.5	40% Free from flood plain 99% Have adequate access 60% Free from all constraints
I within City	32.8	68% Free from flood plain 53% Have adequate access 0% Free from all constraints
I outside City	3.4	100% Free from all constraints

Insert Table 5, Undeveloped Tax Lots or Contiguous Tax Lots Greater than Five Acres

The City has also allocated 207 acres south of the Highway 34 realignment between Highway 99E and the City limits as Agricultural/Industrial Reserve. This land is outside of the UGB, is not considered urbanizable, and will be zoned EFU. However, it is the area with the first priority for industrial expansion during future Plan updates and amendments.

The City has analyzed the Oregon Trends Project and concludes that economic opportunities for the Tangent Planning Area will be met primarily by resource related business and industry. The City is located in the heart of the Willamette River Valley, with an economic base in agriculture and timber. Tangent finds its economic development goals to be consistent with those of Linn County as reflected in the County's resource-based Regional Strategy.

The City has provided sites that are compatible with these goals. Many of the sites are sewerred. Those which are not presently provided with sewer service are either planned to be sewerred by 2005 or are large enough for on-site septic systems.

The entire community is served by individual or community wells. Water quality is not currently a problem since the implementation of City sewer service. However, industrial development must be monitored to insure that potentially contaminating runoff is effectively treated, thereby protecting the aquifer.

The City has provided an ample inventory of industrial and commercial land for the types of non-polluting business which it seeks to attract. Excellent surface transportation routes for various value-added processes, as well as exporting goods to destination markets.

Central Commercial

The Central Commercial (CC) Zone is intended to provide areas for commercial development which is primarily intended to serve the people in the area of the development. This would include uses such as grocery stores, drug stores, hardware stores, etc. The areas designated Central Commercial are generally located within walking distance of residential areas.

The City currently has approximately 18 acres of Central Commercial zoned land developed in Tangent of which approximately 13 acres is developed as true Central Commercial types of uses. This is a ratio of approximately 2.3 acres per population within the UGB based on a total population of 570.

Assuming that this same ratio will be maintained as the City grows, the need for total Central Commercial acreage by the year 2004 will be approximately 48 acres. The Comprehensive Plan has allotted 56 acres total to central commercial. Of that acreage, 18 acres are developed, 7 acres are in flood plain, leaving 31 vacant and buildable acres to be developed.

The employment impact of the additional 31 acres of central commercial development will be approximately 155 jobs. This is based on an average employment density of approximately 5 employees per acre.

Regional Commercial

Tangent has been considered as a potential site for a regional shopping center for over ten years. The decision making process has never culminated in an overall approval for a land use plan that would support such a regional commercial facility. The 1982 Plan, which included an area for the regional center, was rejected by the LCDC for lack of adequate justification. The 1984 Plan was rejected for the same basic reason. The primary concerns included:

1. Lack of an adequate demonstration of public need.

2. Lack of an adequate analysis of why the Tangent site is superior to alternative sites.
3. Lack of proper coordination with surrounding jurisdictions, so that the regional issue can be dealt with on a regional basis.

The City has determined that Tangent may be an appropriate site for a regional shopping center at some point in the future. However, it is not appropriate to zone land, and commit to its urbanization, for the center at this time. This is for the following reasons:

1. There may be demonstrated market for the development of a regional shopping center in the Linn/Benton region, however, need is not pressing as is demonstrated by the lack of development of such a center even though sites have been available in the area for several years.
2. Corvallis and Albany have acknowledged Comprehensive Plans that include serviced sites designated for development of a regional shopping center. Both communities have the urban services and residential and commercial land necessary to support such a use. Tangent does not have these types of support elements within the community.
3. Public opinion, as is demonstrated in the 1982 survey conducted by the District 4 Council of Governments, is against the development of a regional shopping center.

In order to provide the eventual possibility of regional commercial development in Tangent, this Plan includes a Land Use Map overlay designation called Agriculture/Regional Commercial Reserve. This 134 acre area south of Highway 34 and west of Highway 99E is outside of the UGB and zoned EFU. But, it provides the site for an eventual development of this sort. This Plan contains specific criteria for the conversion of this area to urban uses zoned for the specific use.

HOUSING

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.

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. The information and analysis can be used as a basis for the development of policies concerning the provision of 1) the amount of land needed for residential use, and 2) the size, type, density, location, tenure, and price of structures needed.

The 1980 census has provided much needed base information to assist with revisions of this Comprehensive Plan.

This report will present a housing information base which will include the following:

1. Characteristics of the housing stock.
2. Housing projections.

TANGENT'S HOUSING STUDY

Building Permits

A look into the housing situation in Tangent can be approached from a number of ways, mainly

through building permit, occupancy rate, and housing quality information. Building permits are used here to get a better look at the past housing situation while information concerning occupancy rates and housing quality gives better insight into more recent housing conditions.

A search through the building permit records starting in 1965 and ending in 1973 (the time of Tangent's incorporation), was done and the following information found:

Year	# of Permits	Year	# of Permits	Year	# of Permits
1965	2	1969	1	1973	4
1966	3	1970	5		
1967	4	1971	2		
1968	3	1972	1		

The number of building permits issued for this period is 25. It is interesting to note that there have been no building permits issued for the construction of new homes from 1974 to April 10, 1979, for the City of Tangent. Permits have been issued for alterations and additional for commercial and industrial uses such as office buildings and warehouses; and for agricultural use such as pole buildings.

It is difficult to get an idea of the numbers of mobile homes that have been located in Tangent over the years. Up until 1977, only general building permits were required for them. Since this time a different permit has been required, this being a mobile home location permit. However, since these were not used before 1977, the next best way to get an idea of the number of mobile homes located in Tangent is to look at the issuance of mobile home septic permits. The permits that were found to be issued during the years 1965 1973 are as follows:

# of Mobile Homes		# of Mobile Homes	
Year	Septic Permits	Year	Septic Permits
1965	0	1970	4
1966	0	1971	4
1967	2	1972	0
1968	1	1973	1
1969	5		

These figures total to 17 mobile home septic permits being issued for the years 1965 1973. Since there were 25 building permits issued for these years and 17 mobile home septic permits issued, a good estimate of the split between the number of new homes built and the number of mobile homes located can be made. It can be estimated that during this time there were only eight new homes constructed whereas the number of mobile homes located was 17.

Present Housing Availability

After looking at the number of building permits that have been issued, a more up to date look at the number of housing units present is in order. There are two areas of concern for Tangent, one being the Central Tangent area, and the other being the area outside the City limits but within its UGB.

A May 1977 survey covering residential area land use within its City limits came up with the following figures:

Land Use: Residential (5.02%)	Acres	% of Total Land	# of Units
Single Family (SF)	89.60	3.71	119

Multi Family (MF)	3.43	0.14	18
Mobile Home (MH)	28.26	1.17	50
TOTAL	121.29	5.02%	187

Using these 1977 figures and subtracting the figures obtained from the 1965-1973 survey, a pre 1965 estimate of housing units can be made. Approximately 111 SF units, 18 MF units, and 33 MH housing units were available before 1965. That is, 93% of the SF housing, 100% of the MF housing, and 66% of the MH housing was already present before 1965. With so much of the City's available housing being built after 1973, there is nowhere for the present housing situation to go, as far as new units being established, but up.

Concerning the area outside Tangent's City limits but within its UGB, a recent count of the number of houses and mobile homes presently there was done from the Linn County Planning Department's land use plat maps. There was found to be 23 houses and 6 mobile homes located within this area. Combining these figures with those from within Tangent's City limits gives totals for Tangent's housing to be:

- SF = 142 units
- MF = 18 units
- MH = 56 units

216 Total Housing Units

Occupancy and Vacancy Rates

Another way of looking at the "what's available" for housing is in terms of its occupancy and vacancy rates. These statistics are an important and useful tool in housing analysis. If there are no vacancies in a community, the demand for housing is greater than the supply and housing prices increase. Conversely, if there are too many vacancies, the supply is greater than the demand and prices decrease.

The Housing Division of the Oregon Department of Commerce has developed figures for occupied housing and housing vacancy rates in Tangent for the year 1977.

These figures are as follows:

1977 Occupied Housing Rate

SF = 118 MF = 17 MH = 47 Total = 182
 % Occupancy = 97.4%

1977 Housing Vacancy Rate

Total				Number % of Vacant Units					
SF	MF	MH	Totals	SF	% Vacant	MF	% Vacant	MH	% Vacant
119	18	50	187	1	0.84	1	5.6	3	6.0

Source: Housing Division, Oregon Department of Commerce

There is a very high occupancy rate and very low vacancy rate for the City of Tangent. This means that there is little housing available for anyone wishing to rent or buy. There is definitely a need for housing in Tangent. In a recent employment survey, there was found to be a large number of people employed within Tangent's City limits and UGB that do not live there but would do so if there was housing available for them.

Housing Quality

A housing quality rating system that was applied to the City of Tangent is presented in a state publications entitled "Cost Factors for Residential Buildings," compiled by the Assessment and Appraisal Division of the Oregon Department of Revenue. This system divides housing quality into eight classes based on characteristics concerning foundation, exterior wall, roof, floor, partitions, interior components, electrical, plumbing, heating-cooling, and exterior components. The eight classes range from Class I being short term occupancy, low quality, and minimum shelter, to Class VIII being high quality, custom dwellings. These eight classes have been regrouped for simplicity in expressing the housing quality. All of Class I and the lower 25% of Class II housing have been grouped together under the name "substandard" housing. The upper 75% of Class II and Classes III V have been grouped together and called "average" housing. The remaining Classes, VI VIII, have been grouped and called "above average" housing.

The source of information for the categorization of Tangent's housing came from the Linn County Computerized Land Use Work Sheets for the Albany Planning Area, dated March 21, 1978.

Tangent Housing Quality for SF and MF Dwellings (March 21, 1978)

Class #	%	Category	#	%
I	0	Substandard	0.75	0.6
II	3	Average	118.25	97.3
III	56	Above Average	2.0	1.6
IV	37			30.3
V	24			19.7
VI	2			1.6
VII	0			0.0
VIII	0			0.0

Contract Rent

The average 1970 Contract Rent in the Tangent Census District was \$71.87; 55% of the renters paid less than 20% of their income for rent; 8% paid 35% or more. The 1980 data was not available for this study.

Vacancy Rates (1970)

Vacancy rates in the Tangent Census District were 5% for all units, 1% for single family, and 2.4% for all other kinds of units. The owner vacancy rate was 1.2%, the renter, 7.1%. These vacancy rates indicate that there is room to expand the existing housing stock. The 1980 data was not available for this study.

Housing Mix (1979)

Tangent's current housing mix is 66% single family, 8% multiple family (all duplexes), and 26% mobile homes. The following housing mix has been determined to be realistic to the year 2004 if City sewer and water services are provided: 50% single family, 20% multi family, and 30% mobile homes.

The City will monitor building permits and land division which will allow the adjustment of the City zoning and policies to the housing mix. There are some signs that the mix might change over the next 20 years.

One sign that suggests the City's housing mix could change is the fact that the average size of families has been diminishing gradually. In 1980, the average family size in Tangent was 2.556. The households of Tangent are projected to average 2.50 persons per household through the year 2004.

With smaller families, and the possibility that housing costs may continue to increase faster than incomes, may come the desire for an increase in smaller and lower cost housing units.

Another sign that suggests the City's housing mix could change is the percentage of mobile home placed in the area from 1965 to 1973.

During those years, 25 building permits were issued. Of those permits, 17 were for mobile homes and 8 were for stick built homes. The fact that mobile home placements may be on the increase suggests that income levels may be decreasing within the City in relation to increases in housing costs.

Since 1979, no new building permits have been issued by the City for residences.

Tangent has planned for the future by providing for a range of housing types in its Zoning Ordinance. In order to accomplish this task, Tangent will allow for duplexes on corner lots in new subdivision and mobile home subdivisions as uses under prescribed and objective conditions until a city wide sewer system is adopted. When a city wide sanitary waste disposal system is provided, the City will allow for multi family housing in the form of row housing, condominiums, triplexes, and four plexes in Planned Unit Developments or subdivisions and mobile homes in PUD's and mobile home parks. By allowing for mobile homes and multi family housing in the forms described above, the City has provided sufficient buildable land to meet its housing needs to the year 2004.

Findings:

1. The current housing mix in Tangent is:

Housing	Units	Percentage
Single Family	119	63%
Multi Family	18	10%
Mobile Home	50	27%
TOTAL	187	100%

2. Using the year 2005 population projection of 1,000, an average household size of 2.5, and a 5% vacancy factor, it can be determined that a total of 420 housing units will be needed.

Two hundred sixteen units are in existence. An additional 204 units will be needed to meet the projected population.

3. Using the desired housing mix established by the community, the housing type and land needs for residential use can be obtained.

Single family 60%
 Multi family 10%
 Mobile home 30%

With land for 204 units provided, the following acreage projections are made:

Number of Units	Type	Units per Acre	Buildable Acres Needed
123	SF	3.5	35
20	MF	7.0	3
61	MH	3.5	17
204			55

Streets & Parks @ 35% 20

TOTAL RESIDENTIAL LAND NEED 75

COMPARISON OF AVAILABLE AND NEEDED BUILDABLE LAND

Type	Planned and Needed Acres	Zoned Acres
Single Family	47.5	44.0
Multi Family	4.0	18.0
Mobile Home	23.5	28.0
TOTAL	75.0	90.0

ANALYSIS OF DEVELOPMENT CONSTRAINTS

Public Facilities

The City has constructed sanitary sewerage facilities and is committed to constructing other urban services, having acknowledged the importance in providing for growth and development in the community. The most growth restrictive feature of the City is poor soil for septic systems. The use of holding tanks can only be viewed as a workable alternative for a limited number of activities and are available for some commercial and industrial uses, outside the area currently served by sewer. Water and storm drainage plans are also being developed to accommodate future development.

Community Attitudes Toward Economic Development

The citizens of Tangent are in favor of economic growth if it is in a way which will benefit the community as a whole and also preserve the existing rural character of the core area.

Special Considerations

The City of Tangent is an attractive town in a rural setting. At this point in time, Tangent supplies more jobs to non city residents and as such, can be considered a regional employment center. Currently, 31% of the population consists of people below the age of 19. This indicates future growth in the work force and in the proportion of population entering the housing market.

Tangent is also a rural agricultural center for the farms of the area and will most likely continue to perform an agriculturally-based industrial role for the area.

Assisted Housing

A wide range of federal, state, and local housing assistance programs are available to homeowners and renters to help meet housing needs. Each program is somewhat different in terms of its eligibility requirements, and type of assistance offered.

The following is a listing of several housing assistance programs available in Tangent:

- A. HUD Section 8 Rental Subsidy.
- B. HUD 221 (d) (3).
- C. HUD Section 202.
- D. HUD Section Public Housing.
- E. FmHA Section 502.
- F. FmHA Section 504.
- G. FmHA Section 515.
- H. State Housing Division, Section 8, New Construction.
- I. State Housing Division Mortgage Purchase Program.

PUBLIC FACILITIES AND SERVICES

The City of Tangent presently has a public sewer system. Other than that, the City has few public facilities and services to offer its citizens. The role of providing services which are not profitable, yet essential to development (such as sanitary sewer, water, police, parks, streets, and pedestrian ways), is one which traditionally rests with a municipality. The absence of services has historically been a major factor in the slow growth of the community. The City of Tangent recognizes this responsibility and is prepared to develop and offer a full range of services to its citizens within the planning period.

This section of the Tangent Plan will discuss those facilities and services which are currently present and those that will be needed.

Public Facilities

City Hall. City Hall is located at the Bass Estate at the outskirts of the Tangent residential center. City Hall is open to the public three times a week with limited hours. Building information, sewer information, development information and other City information are available at City Hall.

The City Council and Planning Commission utilize a room within City Hall as a center for meetings and public hearings.

Tangent's City Council consists of five members: one mayor and four council members. The council members are elected officials, each serving alternating four year terms, with elections being held every two years. Every two years a new mayor is elected.

The City's Planning Commission consists of five members. Members are selected by the City Council on a two year term basis, or as vacancies arise. New members are sought from the public, with advertisements being used to seek those people who are interested in being on the Planning Commission.

A City Recorder for Tangent is also employed to keep track of City affairs, purchases, billings, etc. The office telephone number is 928 1020.

Tangent Community Center. The Tangent Community Center is a large wood frame building containing a gymnasium with a basketball court.

Public use of the community center is available for a variety of activities. City equipment is presently stored at the community center. City equipment consists of a lawn mower and lawn sweeper.

City Park. The grounds on which the Tangent Community Center is located is the Tangent City Park. The Park (1.37 acres), is the site of the Old Tangent School. Facilities at the Park include: picnic tables, restrooms, playground apparatus, a paved and fenced tennis court and basketball court. The Park also has a monument to the Tangent School.

Post Office. Tangent has its own U.S. Post Office which is located in the same building as the Tangent Store on the south side of Birdfoot Drive in central Tangent. The Tangent Post Office provides rural delivery and postal boxes. The Tangent Post Office is a full service post office, Zip Code 97389. The Tangent Post Office is a community focus, and as such, plays an important role in community life.

Tangent's Post Office was first established on September 17, 1872. It now has 100 post office boxes and 355 rural delivery mail boxes. The post office boxes are available in three sizes (small, medium, and large), and vary in their rental costs (\$5.00, \$8.00 and \$12.00 per year, respectively). Incoming mail to the post office arrives in the morning and shortly thereafter is delivered to the rural mail box holders. This is also the time that rural mail pickup takes place. Once the mail has been picked up, it is taken back to the Post Office and prepared for out going mail pickup in the late afternoon.

Fire Services. The Tangent RFD is located in central Tangent across from the Post Office and Tangent Store. The Tangent RFD provides excellent service to the City of Tangent and the rural district.

The City of Tangent's Fire Department is made up of one full time person and 20 volunteers. In case of an emergency (fire, rescue, etc.), there is an emergency number to call (928 7653). This number is for their answering service in Albany. When an emergency call is taken, the answering service will activate an alarm system that sets off individual alarms (Plectron Devices) that are located in each of the volunteers' homes. Upon hearing the alarm, the volunteers are to report to the station where they prepare for and leave from to go to the emergency. In the meantime, the answering service has called the Tangent Fire Station (928 8722) and supplied them with the details as to type and location of the emergency.

The Tangent Fire Department is equipped with four pumpers, two tankers, and one rescue pickup. The pumpers are equipped with standard fire fighting equipment such as hose, fire extinguishing material, ladders, smoke ejection equipment, gas masks, and other tools. The rescue truck carries the more specialized equipment for both fire and other emergency situations. This includes: 1) a hydraulic port a power or jaws of life, 2) a rescue circular saw to cut through masonry or metal, 3) chain saws, 4) a power generator, 5) a resuscitator, and 6) first aid equipment such as litters, back boards, splints, oxygen, and other standard supplies.

An extensive training program is provided for all the volunteers. They have informational meetings on the first Monday of each month and drill meetings on the following Mondays for the rest of the month. This includes up to date fire fighting and first aid techniques.

The Tangent Fire Department also will conduct public fire prevention talks. These usually take place at the schools where they show their various types of equipment, provide handouts of fire prevention information, and give oral presentation on fire prevention. They also will continue to offer public first aid courses.

The City will need to coordinate with the RFD to assure that future development can be served by the RFD. Also construction of water systems should include fire flow capabilities.

City Services

Streets. All streets in Tangent are either county roads or state highways. For a more detailed discussion, see Transportation.

Sanitary Sewer. Westech Engineering of Salem has developed the Sewerage System Facilities Plan for the City. The sewerage system, as constructed, is designed to serve most of the area within the City's Urban Growth Boundary and provide for future growth as envisioned by this Comprehensive Plan. The sewerage system will ultimately serve the entire area within the City's UGB, and will be constructed in phases, if necessary, consistent with the City's financial resources.

Water. Individual wells are the source of water for all uses in Tangent.

Until the City adopts a plan for a city-wide water system, individual wells will be used to accommodate future growth needs for domestic water. According to a groundwater study described on page 10 of the Plan, the projected population that the City has planned for would only use an additional 70 to 90 acre-feet of water per year from existing aquifers. This would still leave a balance of 619,930 acre-feet per year remaining in the underground storage. In other words, less than 1% of groundwater capacity would be used. The groundwater resources underlying the Tangent area are generally high in quality and are suitable for industrial and domestic uses. However, the City needs to protect these water resources.

The City is situated over a sensitive aquifer which is defined by the Department of Environmental Quality as "a shallow alluvial aquifer overlaid by rapid draining soils." It is important that the City protect recharge areas upgradient from wells, and that potentially polluting runoff be treated, filtered, or contained to protect the ground-water supply.

The City will develop and adopt a master plan for city-wide water service by the next scheduled plan review. The City will insure that all commercial, industrial, and high density residential development provides adequate water sources for fire flows as determined by the Insurance Services Office (ISO). These services should be compatible with the master plan.

Drainage. The storm drainage system in Tangent at the present time is composed of natural drainageways and roadside ditches maintained by the County. Natural storm drainage problems can result due to high rainfall, flat topography, and high water table conditions. A major project to correct drainage problems and reduce flooding has been developed for Tangent and the rural area east of the City. The project is known as: The North Lake Creek Flood Prevention Project (Figure 20.0). It is sponsored by the North Lake Creek Water Control District and the Linn Soil and Water Conservation District in cooperation with the Upper Willamette Resources Conservation and Development Area, assisted by the U.S. Department of Agriculture, Soil Conservation Service.

Benefits of the project will be reduced flooding, increased crop yields, improved water quality and increased mobility of Tangent residents during winter flood season. Drainage will also be improved as the drainageway of North Lake Creek is now clogged, preventing flow.

It is not known when the North Lake Creek Project will be completed. Although the North Lake Creek Water Control District is a taxing district, federal money is needed to complete the project. No physical work has been started as of this time.

Figure 20

The City shall develop and adopt a master plan for city-wide drainage by the next scheduled Plan review and insure that all new development conforms with the Plan.

Private Utilities. Tangent has a variety of private companies providing utility service to the City. All private utility companies have either a contract or a franchise with the City.

PUBLIC FACILITY TAXATION

Gas Utility Ordinance

This Ordinance allows Northwest Natural Gas Company the right to operate within the City of Tangent and its UGB. Operation includes the development and maintenance of facilities on and under the streets and bridges and public places of the City. Facilities include those necessary for the transmission and distribution of the gas to the City.

Conditions of the arrangement allow the company to provide the service under approval of the City. Before construction is to be started, the company must obtain approval from the City so as to make sure that the job complies with City and/or state statute requirements and does not interfere with public convenience or other public works projects. The City Council may require the company to move or relocate any existing facilities whenever it is for public convenience or necessity, or for the construction, installation, maintenance of any public work or improvement.

It is up to the company to maintain and operate an adequate system for the distribution of gas in the City. The company ". . . shall use due diligence to maintain continuous and uninterrupted 24 hour a day service which shall at all times conform at least to the standards common in the business and to the standards adopted by state authorities and to standards of the City." The arrangement also specified that the company is not ". . . liable for an interruption or failure of service caused by act of God, unavoidable accident or other circumstances beyond the control of the company through no fault of its own." The arrangement also requires the meeting of city, state, and federal statutes and regulations to maximize the quality of work and safety conditions. Upon completion of necessary construction, the company is required to restore any excavations to the same condition in which it was prior to the excavation. Such restoration will be in strict compliance with City specifications and, if necessary or desired, will be done by the City and paid for by the company.

The arrangement also states that the company shall maintain on file any maps and operational data pertaining to its operations in the City. The City may inspect the maps and data at any time and if it requests, the company shall furnish, without charge, maps showing the location of the service facilities in specified areas of the City.

Should the company fail after 30 days notice and demand in writing to perform promptly and completely each and every term, condition, or obligation imposed upon it, the City Council may, at its option, terminate the arrangement.

Electricity Utility Ordinance

Electricity taxation is undertaken in the same manner as for the gas utility, except that the gross revenue tax is presently 3.5%.

Garbage and Solid Waste Collection and Disposal

The City currently uses the Coffin Butte solid waste landfill disposal site to handle the disposal of solid waste. The Coffin Butte site is a regional landfill for the Linn Benton and Polk County area. A waste control systems report to the Benton County Planning Commission in 1977, states that "The Coffin Butte Sanitary landfill site has a projected life through the year 2000."

The City of Tangent has passed an Ordinance necessary to preserve the peace, health, and safety and the general welfare of the City of Tangent. The City Council has determined that Waste Control Systems, Inc., doing business under the name of Corvallis Disposal Company, is engaging in the business of garbage and solid waste collection and disposal within the City in full compliance with their Ordinance, and is entitled to be licensed under this Ordinance. Once licensed by the City, the

company is not required to collect garbage or other solid waste from garbage cans or containers other than lidded or covered garbage cans having a capacity not greater than 32 gallons. Nor is the company required to collect from containers constructed and equipped for mechanical lifting by equipment in use by the company. The company may also impose reasonable restrictions upon size, shape, and location of garbage cans or containers to comply with applicable statutes and regulations and to protect the health and safety of the company's employees.

The company is required to pay a license fee and also to provide the following free public service: a one yard covered waste container at the public park, free weekly collection and disposal service for the park, gymnasium, and fire hall, and one day each year will provide drop boxes free of charge to the general public for the deposit of domestic solid waste. That day shall be selected by mutual agreement between the company and the City Council and may be advertised publicly in conjunction with any City clean up program which the City Council may choose to promote each year.

Communication Business Ordinance

This Ordinance allows Pacific Northwest Bell Telephone Company the right and privilege to do a general communication business within the City. This will include placement, erection, laying, maintenance, and operation in, upon, over, and under the streets, highways, places, and grounds within the City. Materials include poles, wires, and other appliances and conductors for all telephone, telegraph, and other communication purposes. Such operations will require permission of the City so that their installations do not interfere with City public works projects, meet city, state, and federal regulations for quality work and safety, and ensure the orderly development of the City. The City Council may require the company to move or relocate any existing facilities whenever it is for public convenience or necessity, or for the construction, installation, or maintenance of any public work or improvement. Any operations that require excavation of land, must also be restored by the company in strict compliance with City specifications. If necessary or desired, such restoration will be done by the City and paid for by the company.

The Council can also require the company to allow other utilities to use their facilities (aerial supports or conduit systems) when the City feels that it is impractical to permit erection of any more. If the owning company and other utility fail to agree on terms and conditions, then the Council may set up reasonable and just terms for them.

The City also retains the right to use the company's existing facilities for their wires and equipment for municipal purposes. The City will do the installation at its own expense and make sure that they do not interfere with the owning company's operations. The company will not be responsible for any public damages as a result of the City's negligence in using the structures. The company will also bill the City and City will pay regular tariff rates for such use of the facilities.

Included in this contract is a section dealing with the trimming of trees. With prior consent of the Council, the company may, at its own expense, trim trees in order to provide adequate clearance and safety for its facilities. The City may require that the trimming be done by the City. If this is the case, then the company will be billed for this service.

The company is also required to maintain on file maps and operational data pertaining to its operations in the City. The City may inspect the maps and data at any time and if requested, the company shall furnish, without charge, maps showing the location of their service facilities in specified areas of the City.

Should the company fail, after 30 days notice and demand in writing to perform promptly and completely each and every term, condition, or obligation imposed upon it, the City Council may, at its option, terminate this arrangement.

Taxes Levied

A tax is levied upon every utility engaged in business in the City of Tangent. The amounts paid under the tax levied shall be in lieu of any other license, occupation, franchise, or excise taxes or charges which might be levied or collected by the City from the utility. This is in respect to the utilities business within the City or the exercise of any franchise granted by the City.

Gross Revenue

Gross revenue means all revenue derived from utility service within the City of Tangent. For gas utilities, it shall be computed by deducting from the total billings of the utility the total net write off of uncollectible accounts. Excluded here are sales of gas at wholesale to any public utility or public agency. Gross revenue for the telephone company shall include all local service revenues as presently defined in the Uniform Systems of Accounts adopted by the Federal Communications Commission less net uncollectibles and revenue paid directly by the United States of America or any of its agencies. For electric utilities, this shall include all such revenues less: net uncollectibles, revenue paid directly by the United States of America or any of its agencies, proceeds from sales at wholesale when the purchaser is not the ultimate consumer, proceeds from providing transmission facilities to another electric utility, and proceeds from sale of electric energy not consumed within the City of Tangent.

The rate of the tax imposed has in the past been at the rate of 3% of gross revenue derived within the City of Tangent; however, the City has reserved the authority to consider other rates.

Reporting of payment shall be handled so that on the 20th day of each month each utility doing business within the City of Tangent during the preceding month shall report to the City Recorder, upon forms provided or approved by the City Recorder, the amount of tax imposed for that preceding month. The City Council may require the inclusion in such reports of such detailed information as it determines in its discretion to be reasonably necessary to verify the accuracy and completeness of the report and to assist the Council in the management and budgeting of City finances. Each monthly report required by this section shall be accompanied by payment in full of the utility tax for the preceding month.

TRANSPORTATION

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

The transportation element of the Comprehensive Plan inventories existing and proposed elements of a transportation system in the City of Tangent. Networks which link Tangent with other locations are also given to assist with facility and service development.

Part One - Includes an inventory of the following:

- Roads
- Bike/Pedestrian Ways
- Railroads
- Public Transit

Roads

All roads are classified as to the amount of use which they receive. Those roads which receive the greatest amount of use are given a high priority; roads which are used only by local residents are low priority. A breakdown of the priority (functional) classification is explained as follows:

1. Principal Arterials. Are those roads which connect the major population centers to one another, and are used by persons traveling through an area. Because of traffic volumes on these roads, their design is more conducive of through movement.

2. **Minor Arterials.** Are those roads which are used to move traffic between population center and to areas of high use, i.e., recreation areas. Unlike principal arterials which provide transportation corridors between major population centers and regions, minor arterials tend to radiate from the principal arterials into the country side.

3. **Collector Roads.** Are those roads which move traffic to arterial roads. Traffic on collector roads is generated from residential areas, commercial areas, industrial areas, etc.

4. **Local Streets.** Are those roads which are used by residents or their visitors. Local streets are the last link in the priority classification system. Traffic on a local street is either beginning or ending a journey.

Priority (Functional) System Applied to Tangent

Principal Arterial. Interstate 5, the major north south route along the West Coast, is approximately one mile east of Tangent. Based on information provided by Oregon Department of Transportation, the average daily traffic (ADT) on I-5 ranged between 19,300 20,900 in 1976, an increase of 10% over 1975.

Highway 34, which crosses Tangent from east to west, had an ADT in 1976 of between 6,800 7,300, an increase of approximately 8% over 1975.

Highway 99E, a north south route, divides Tangent in half; ADT in 1976, ranged between 2,800 4,500, with higher traffic volumes north of Highway 34.

Minor Arterials. There are six roads which fall into the minor arterial category within the Tangent planning area. All but one road, Columbus Street, enter into the City of Tangent. The five roads which do enter into the City are: Looney Lane, McFarland School Road south of Highway 34, North Lake Creek Drive, Tangent Drive, and Old Oak Drive (Tangent Loop Drive).

Collector Roads. Include McFarland Road north of Highway 34, Birdfoot Drive, and Old Church Road.

Local Streets. All other streets which have not been named are considered local streets. The highest concentration of local streets is found in the Beard Subdivision.

FINDINGS RELATED TO ROAD NETWORK

1. All roads within the Tangent Planning Area are maintained by either Linn County or the State of Oregon. Tangent has never accepted responsibility for any roads, however, they do pay the County for maintenance on the roads.

2. Increasing traffic volumes on Highways 34 and 99E have the potential of creating severe problems. Access onto both roads is unlimited, at this point in time. Increased use of commercial and industrial establishments coupled with increased through traffic will compound the problem.

3. All roads in the Planning Area have a hard surface.

4. Unlimited access to Highway 99E south of Highway 34 may create future problems.

5. The area north of Tangent Drive and south of Highway 34 has no road or street plan. This area is effectively cut off to the west by the Southern Pacific Railroad.

6. There are five points in the Planning Area where roads cross the Southern Pacific Railroad: Tangent Drive, Birdfoot Drive, Griffith Drive, Posta Drive, and

Highway 34.

ALTERNATIVES AND RECOMMENDATIONS FOR ROAD NETWORK

1. The City of Tangent should set standards by which they will accept responsibility for streets and roads and encourage Linn County to meet those standards.
2. Access restrictions should be placed on Highways 34 and 99E, and alternative access strategies should be explored.
3. A road plan should be developed for those areas which do not now have roads. The Plan should show locations of collector roads.
4. Through traffic and commercial activity do not mix.
5. Problem areas within the Planning Area should be identified and strategies explored to solve these problems.
6. The City should actively encourage the state to fund and construct the proposed Highway 34 and 99E project.

HIGHWAYS 34 AND 99E

The improvements that are planned for Highways 34 and 99E in the City of Tangent are important for implementing the Tangent Comprehensive Plan.

Highway 34 is classified as a principal arterial. It is an important link between Interstate 5, Highway 99E, the City of Corvallis, and east-west regional traffic through the mid-Willamette Valley.

Traffic volumes on this highway in Tangent have increased between 1976 and 1986 from 6,800 to 8,100 vehicles per day west of the intersection with 99E and from 7,400 to 9,200 vehicles per day east of the 99E intersection.

Highway 34 is currently a four-lane highway between the Willamette River and Lake Creek, near the west city limits of Tangent, and a two-lane highway from Lake Creek east to Lebanon. Improvements are needed in the two-lane portion of the highway east of Lake Creek to the Interstate. These include adding travel lanes, making curves less sharp, improving the intersection with 99E, and improving the railroad crossing.

The Oregon Department of Transportation and the Federal Highway Administration have completed a Final Environmental Impact Statement (FEIS) and have chosen a design for the improvement of Highway 34 between Lake Creek and I-5. This includes the realignment of the highway to the south, widening to four-lanes with left-turn refuges, construction of an interchange with 99E, and construction of a grade separated crossing of the Southern Pacific Railroad. The approved route is shown on the transportation plan map and the Comprehensive Plan map. For more detailed information the FEIS should be consulted.

Highway 99E is a minor arterial in the state highway system. It carries regional north-south traffic and serves as the southern entrance to the City of Albany.

Traffic volumes on this highway in Tangent have increased between 1976 and 1986 from 4,500 to 5,700 vehicles per day near the north city limits and from 2,000 to 2,900 vehicles per day at the south city limits.

The existing highway has two lanes and is narrow. There is no left-turn median lane. The two lane

highway will be inadequate to handle future traffic volumes north of the intersection with Highway 34.

The Oregon Department of Transportation and the Federal Highway Administration have completed a FEIS and have chosen a design for the improvement of Highway 99E between Queen Avenue, in the City of Albany, and Tangent Drive. The planned highway will have four travel lanes and a continuous left turn median north of the future interchange with Highway 34. South of the interchange to Tangent Drive it will have two travel lanes and a continuous left turn median. These highway improvements will be made to the existing highway alignment. For more detailed information the FEIS should be consulted.

INSERT STREET PLAN

STREET AND ROAD STANDARDS

The City needs to establish standards by function for streets which will be developed in Tangent.

The following standards are recommended as guidelines for development and improvement of streets and roads in Tangent.

1. Principal Arterials: Open to meet future needs.
2. Minor Arterials: Open to meet future needs.
3. Collector Roads:
 - a. Traffic control at intersecting streets, collectors have right of way over local streets, 4 way stop at intersection with other collectors.
 - b. Two moving traffic lanes.
 - c. Developed with curbs and storm drains in urban areas.
 - d. Minimum right of way: 60 feet.
 - e. Width of travel lane: 12 feet.
 - f. Width of parking lanes and shoulder: 10 feet no parking within 15 feet of intersection.
 - g. Sidewalks, when they are necessary for the safety and movement of pedestrians or bicycle traffic.
4. Local Streets:
 - a. Two traffic lanes unless one way traffic is deemed advisable.
 - b. Minimum right of way: 60 feet, two way; 40 feet, one way.
 - c. Fully developed with curbs in urban areas and sidewalks when they are necessary for the safety and movement of pedestrians or bicycle traffic.
 - d. 4 way stop with other local streets.

PEDESTRIAN AND BICYCLE WAY

The average household makes seven one way automobile trips daily, most being of short to medium distance (under 5 miles). Many of these trips could as easily be made on a bicycle or on foot. Almost one quarter of all direct energy used in Oregon powers the private automobile. Probably the two best alternatives to local transportation are walking and riding a bicycle. At present, the City of Tangent's only sidewalks are along Birdfoot Drive and Old Mill Road. The only bicycle way in the Planning Area is along the west side of Looney Lane.

Existing bicycle traffic now competes for use of roadways with trucks and autos. In areas such as the Old Beard Subdivision, auto and truck traffic is minimal and slow. However, in other areas of Tangent, competition for use of the roadways is very keen. Persons wishing to walk or ride a bicycle along Highway 99E where several residences are located, have no alternative but to use the shoulder of the highway. The speed and volume of trucks and autos make the shoulder of the highway undesirable and unsafe for pedestrian and bicycle use.

The key to developing a pedestrian and bikeway plan for Tangent is to first, determine where people are most likely to go on foot or bicycle, areas such as schools, parks, stores, work, a friend's house, etc. . . . Second, determine where they are coming from, and third, determine the safest and shortest distance between the first point and their destination.

STANDARDS FOR PEDESTRIAN AND BICYCLE WAYS

1. Hard surfaces are recommended for sidewalks and bicycle ways along roadways with asphalt preferable on ways used by bicycles.
2. Standards need to be established for sidewalks/bikeways.

INSERT BIKE/PEDESTRIAN PLAN

TYPE AND FUNDING OF BIKEWAYS

The Oregon Highway Division lists three Classes of Bike/Pedestrian ways:

Class I: A separate trail for joint use of bicyclists and pedestrians. It may be entirely independent of other transportation facilities.

Class II: A route that is adjacent to the travel land of motorized traffic, but provides a physical separated through lane for bicycles and pedestrians (i.e., sidewalk).

Class III: A route that shares the roadway with motor vehicles. Routes are designated by signs, striping, or other visual markings only.

The Department of Transportation has received many inquiries concerning the availability of financial assistance for the construction of footpaths and bikeways from various local governments. If Tangent has a footpath or bikeway project worthy of consideration, the City can apply for assistance in funding the project.

All such requests submitted for financial assistance will be reviewed by the State Advisory Committee on Bicycles for its evaluation and prioritize these applications for the funding of projects are:

1. Cost per mile.
2. Service area population.
3. Previous expenditure of state bikeway funds in the service area.

4. Local financial participation.
5. System linkage.
6. Whether it is a part of a locally adopted plan.
7. Increase ridership.
8. Alleviation of hazards.

FINDINGS AND RECOMMENDATIONS FOR BIKE AND PEDESTRIAN WAYS

1. Tangent does not now have sidewalks, except for a sidewalk in front of the Tangent Store and Post Office and on Birdfoot Road and Old Mill Road.
2. The only bikeway is located along the west side of Looney Lane.
3. Highway 99E is not designed for bike and pedestrian traffic. Highway 34 to the western City limits is even less adequate for bike and pedestrian traffic.
4. Bike and pedestrian ways should be developed to both Tangent Elementary and McFarland schools. Preferably segregated from the roadway.
5. A bike and pedestrian plan should be developed for Tangent and its Urban Growth Boundary.
6. The existing bikeway along Looney Lane should be incorporated into a Tangent bike and pedestrian plan.
7. Bike and pedestrian ways should be segregated from Highways 99E and 34. Safe bike and pedestrian ways which are separated from the roadway shall be encouraged along Highways 34 and 99E.
8. The City should strongly recommend to the state that bike and pedestrian ways should be constructed along with improvements to Highways 99E and 34.

RAILROADS

The City of Tangent is divided by the main line of the Southern Pacific Transportation Company. Information provided by the Public Utility Commission of Oregon, indicates that an average of twenty four (24) freight trains pass through Tangent every day, at a speed of 50 mph. Each freight train has an average of 75 cars. Two passenger trains (AMTRACK) also pass through Tangent at a speed of 70 mph.(3)

Birdfoot Drive, Tangent Drive, Highway 34, Griffith Drive, and Beta Drive are all crossed by the Southern Pacific mainline. Highway 34 and Birdfoot Drive are the only crossings which are protected by a gate and/or signals. Tangent Drive, Griffith Drive, and Beta Drive have stop signs at the rail crossing.

Highway 34, Tangent Drive, and Birdfoot Drive are also crossed twice a day by a switching train pulling an average of two cars at a speed of 6 mph.

FINDINGS ON RAILROADS

1. The Southern Pacific Transportation Company's main north and south line passes through the center of Tangent.
2. The track receives heavy use: 24 freight trains a day, 2 passenger trains a day, and 2 switching trains a day.
3. Trains cross 5 roads in the Tangent Planning Area; 3 of these roads are in the City of Tangent. Only 2 of these roads (Highway 34 and Birdfoot Drive) are protected by gates and/or signals. The other three have stop signs.
4. Three switching areas are present in the City of Tangent:
 - a. One is located from Tangent Drive to approximately 800 feet south of Birdfoot Drive.
 - b. The other is located 800 feet south of Highway 34.
 - c. The third is located just north of Highway 34.
5. Trains traveling through Tangent are moving at speeds between 50 and 70 mph with the exception of switching trains which travel at 6 mph.

ALTERNATIVES AND RECOMMENDATIONS FOR RAILROADS

1. Tangent Drive and Birdfoot Drive should have a gate at the crossing.
2. Rail access should be a major factor in industrial locations, but not the only one.
3. Because of continuous and heavy use, land adjacent to the Southern Pacific mainline should be used for those activities which will be affected the least by noise and vibration.
4. A buffer strip should be between the railroad and any residential development. Size of buffer should be based on noise and other adverse effects caused by trains.

PUBLIC TRANSIT

As an alternative to the private auto, public transit should be encouraged for the residents of the City of Tangent.

At present, the only public transit system that serves Tangent is the Linn County Senior Bus Service (LCSBS). The LCSBS is a free public system which gives priority to senior citizens.

The system as it operates today is not conducive to commuters or shoppers, as the schedule is limited. The bus service, which is based in Albany, passes through Tangent three days a week: Tuesday, Wednesday, and Thursday. On Tuesday, the bus leaves Albany and heads south to Harrisburg, then returns to Albany and repeats the same trip in the afternoon. On Wednesday, the bus departs Albany, passes through Tangent, continues south to Halsey, then east to Brownsville and Sweet Home. In the afternoon it reverses its route, stopping in Lebanon first, then to Sweet Home, Brownsville, Halsey, and through Tangent, then back to Albany. On Thursday, the bus follows the same route as Wednesday, only after stopping in Lebanon, it returns to Sweet Home, then back to Lebanon. The afternoon run passes first through Sweet Home, then Brownsville, Halsey, Tangent, and back to Albany. On each run the LCSBS travels on Highway 99E and can be stopped by flagging.

FINDINGS AND RECOMMENDATIONS FOR PUBLIC TRANSIT

1. The Linn County Senior Bus Service provides the only public transit to Tangent.

2. Anyone can ride the Linn County Senior Bus Service free of charge; however, priority is given to senior citizens.
3. The Linn County Senior Bus Service should be encouraged to make a scheduled stop at the Tangent Store/Post Office and City Hall/Community Center.
4. Now that the Linn Benton Transit has become operational, a designated bus stop should be located in Tangent. The location should be convenient to both citizens of Tangent and the Linn Benton Transit route.

URBANIZATION ELEMENT

URBAN GROWTH BOUNDARY OUTSIDE CITY LIMITS

The City has included approximately 121 acres to the north of the City limits within the Tangent Urban Growth Boundary based on the following considerations:

1. This area has already undergone substantial subdivision activity which is continuing to take place at low urban densities.
2. This area is more similar to residential developments in Tangent than it is to exclusive farm uses in the adjacent County areas, and can no longer be considered a commercial agricultural area.
3. This area is committed or developed with rural housing, commercial activities and public uses to the degree that only 15 acres of the total area are vacant and buildable.

The residences provide housing for approximately 100 persons based on an average family size of 2.5.

Eight acres are committed to public use for an existing school and playground area. Twenty one acres are developed with land extensive commercial and industrial uses such as a drive in theater, storage warehouses and farm implement and equipment sales lots. Five vacant acres are in the 100 year flood plain.

The Tangent Urban Growth Boundary includes all land within the area shown as Exhibit "A" of the Urban Growth Management Agreement between the City of Tangent and Linn County, Oregon, and included as an element of the City's Comprehensive Plan.

Every effort has been made to identify an area for the Tangent Urban Growth Boundary which does not include large agricultural parcels. The parcel sizes within the Tangent Urban Growth Boundary range from 12 acres to 0.19 acres.

The following factors were considered, as required by LCDC, in establishing the Urban Growth Boundary:

Factor 1. Long Range Population Growth.

The City of Tangent utilized the population projections prepared by Oregon District 4 Council of Governments in preparation of the City's initial Comprehensive Plan. The Council of Government's projection determined there would be a population of 955 people in Tangent by the year 2000 with an average yearly increase of 2.17%. The City feels that this is a fairly realistic projection. The City has rounded the projection to 1,000 reflecting population growth in the UGB. However, the growth rate of the community dropped during the late 1970's and early 1980's, therefore, in order to anticipate the desired growth rate, the projection has been revised to anticipate a growth rate of 3% with a 2005 population of 1,000. This type of rate is typical for a City the size of Tangent. Other cities of similar

size in the Willamette Valley have an average growth rate of around 2.2%.

Factor 2. Need for Housing, Employment Opportunities, and Livability.

In determining the City's Urban Growth Boundary, consideration was given to the future needs for each major land use category including residential, commercial, industrial, and open space.

The City has chosen to establish a phased growth plan with a moderate amount of growth occurring to the year 2005. A sewer system to serve the area within the UGB, which will accommodate the planned population increase, has been planned and will be partially in place prior to the next Plan update. The City had estimated a density of one dwelling unit per acre prior to the implementation of a sewer plan. Now that the sewer system is in place, urbanization can occur at planned urban densities in the served areas.

The housing element of this Plan shows that about 204 new houses will be needed to accommodate future growth. Within the UGB there are 90 acres zoned for residential use that are vacant and buildable.

The economic element of this Plan indicates that the City has designated and zoned 48 vacant and buildable acres within the City limits and UGB for future commercial uses.

The City has designated and zoned 97 vacant and buildable acres within the City limits for future industrial uses to meet its projected needs for industrial land.

The City also has planned for open space needs. A documented method involving a standard of 15 acres per 1,000 persons was used to determine future park needs. Results of the analysis showed that 3 additional acres of parks will be needed. Presently, there are 12 acres in the City used for open space uses such as parks and playgrounds. The 3 acres needed will be provided through park dedications. The Subdivision Ordinance allows the City to require future developers to dedicate land equal to 10% of the residential acreage of a subdivision for public open space uses. Additional open space areas will be retained through flood plain development and siting standards in the Flood Plain Ordinance and requirements for drainageway easement for new development in the Subdivision Ordinance.

Factor 3. Orderly and Economic Provision for Public Facilities.

The community facilities element of the Plan contains background data on present community facilities and services, including: schools, parks, water and waste disposal, storm drainage, solid waste disposal, fire and police protection, and other utilities and public services. The public facilities element identified specific needs and contains policies and recommendations to insure an orderly and economic provision of public facilities.

The City's growth potential is somewhat limited by the carrying capacity of the area's natural resources, specifically the aquifer. However, the City has planned for growth with a phased sewerage system designed to serve the area within its UGB during the planning period. Construction of this system can be phased, consistent with the City's financial capabilities.

Factor 4. Maximum Efficiency of Land Use.

Insuring the maximum efficiency of land use means that land is put to its highest and best use. Efficient land use implies clearly defined and stable areas for residential, commercial, and industrial use. The City has taken a number of steps to achieve these objectives. Exclusive areas for residential, commercial and industrial, and public and semi public uses have been identified. The Plan reinforces the land use patterns through policy guideline for future growth.

Industrial development has been confined to those areas of Tangent which traditionally have been designated industrial and offer particular assets for industrial growth. Two specific areas for commercial development have been designated. One area is in the north near the intersection of Highways 99E and 34, and the other in the south where several small sites could be developed to meet local neighborhood basic services.

The industrial land allocation is a "filling in" of the existing industrial area. The lands on the north side of Highway 34 across from the industrial area and on the east side of Highway 99E are developed with a mixture of light industrial and heavy commercial uses, consistent with the zoning and planning designations. To the immediate east of the planned industrial area, outside of the City limits and the UGB are several industrial and heavy commercial uses including a mobile homes sales lot, a trucking company, and other business activities. The vacant land in the area is planned to be filled in with other such uses, recognizing that it is surrounded by such uses on three sides.

The expansion of the industrial land south of Highway 34 is also an expansion of an existing industrial area. The Tangent Industrial Park, Morse Brothers, and other large industrial uses are already in this area and each has additional land for expansion. There are a few parcels in this area that are vacant or underutilized, but they are interspersed with the developed or partially developed lots.

The eastern half of the Highway 34 industrial area is not as extensively developed as the western portion. However, it provides the opportunities for significant new industrial uses. While in the western portion most development will involve expansions of existing uses, the eastern area provides a few vacant lots with a variety of sizes and configurations. This is the only area within Tangent where there are vacant industrial parcels with significant sizes. Two of the lots are just over approximately ten acres in size while the others generally are one to five acres. This variety of vacant industrial land will provide a choice to potential industrial users, so that Tangent is better prepared to have an attractive array of industrial land opportunities.

Of special significance in this area is the future alignment of Highway 34 approximately 1,200 feet south of its existing location. The industrial area fills in between the two roads. Leaving the southern portion of the area in agricultural use would cause a narrow strip of farm land to exist between the industrial uses and the major highway. This is unrealistic as it could not be productively utilized due to its unworkable configuration.

The industrial land use designation encompasses land that is "infilling" the existing industrial area. Coupled with the employment projection, this land is clearly needed by the City.

The Residential land use designation in the northern, UGB area respects the existing land use pattern and provides development opportunities through filling in of vacant lots.

The residential designations in Central Tangent also respect the existing land use pattern with the exception of the properties identified on the west side of Highway 99E. These lands provide the only opportunity for new residential subdivision development within the UGB. They were selected over lands on the east side of the highway for several reasons. First and foremost, they are more easily serviced than any other parcels as the new sewer line will run down the street between them. No other potentially developable property has this cost and development advantage. Second, the location of this residential land provides for the start of a "balance" of land use on either side of the highway. As the sewage treatment facility owned by the City is located on the west side, it is the City's desire to encourage growth in that direction in order to make the most efficient use of public facilities.

The property known as the Glaser property, which lies between Tangent Drive and Tangent Loop Road on the east side of Central Tangent, has been suggested as the most appropriate site for new residential development. However, it has been left out of the Urban Growth Boundary and is zoned EFU. Even though this leaves a very irregular boundary for the residential area, it is justified by the circumstances of the property. The southern one third of the property, bordering Tangent Loop Road, is unbuildable due to the high water table and marshy soils. The northeast corner is also unbuildable

for the same reason. The central portion of the property, while it may be buildable, is some of the finest farm land in Tangent. It is all Class I Woodburn soils, is higher than the surrounding area, and is actively farmed. The City finds that these factors justify leaving the property out of the UGB, especially in light of the LCDC Goal requirements for determining Urban Growth Boundaries by considering agricultural land first for preservation.

Commercial land has also been allocated in a logical manner. The Highway Commercial/Industrial area in north Tangent is mapped to take in existing land use, with the exception of the parcel at the southwest corner of the intersection of the two highways. This parcel is included as it will be surrounded on all sides by highways and major arterials after Highway 34 is realigned.

The Central Commercial area forms a strip along Highway 34 in Central Tangent. All of this area encompasses the existing commercial development pattern. There are a few vacant lots in this area, but they are surrounded by commercial uses. The designation also takes in several houses, especially the most northerly section on the west side of the highway. This area was included based on a finding of the City that residential development was not appropriate immediately adjacent to a major U.S. Highway, and that as time and the marketplace demanded, these lots should convert to commercial use.

Factor 5. Environmental, Energy, Economic, and Social Consequences.

Hazardous areas unsuited for development were identified and mapped. In Tangent these areas are mainly the flood hazard areas along the Calapooia River and Lake Creek and North Lake Creek. A Flood Plain Ordinance has been adopted by the City which contains specific land use and development controls and standards.

The environmental element of the Plan contains a detailed inventory of the natural resource values and problems within the community and specific recommendations to protect and enhance the natural environment. Areas of special resource value such as riparian vegetation and other natural vegetative areas, with conservation value, have been identified. These areas are a significant natural asset for the community and will be retained primarily for open space use.

The City's land use plan is also compatible with the regional land use needs to the year 2004. The Tangent Plan provides a viable proportion of the area's industrial and commercial growth for the future. It also contributes increased livability to the region by providing a suitable portion of the area's future housing and open space needs.

The City has created an urbanizable area designed to attract new businesses to suitable industrial and commercial sites. These new business sites could help the regional energy situation by creating local jobs for City residents who are now driving long distances to work. These new commercial sites will also allow residents the opportunity to shop closer to home. The City has attempted to create an urbanizable area that is as compact as possible in relation to existing development which also, in the long run, should save energy.

Factor 6. Retention of Agricultural Land.

Preservation of agricultural land was a major concern during Plan preparation. There are a total of 2,066 acres currently in agricultural use within the City; the majority of this area will continue to be used for agriculture to the year 2004.

Except in the flood plain, nearly all of the soils in the Tangent area are Class I through Class IV. There can be no urban growth in the Tangent area without using lands suitable for agriculture. However, agricultural lands west and east of the City's Urban Growth Boundary will remain in exclusive farm use until revision of the Urban Growth Boundary is warranted. Further, existing agricultural lands within the urban growth area will be retained in agricultural use until needed for development purposes.

Factor 7. Compatibility of Urban Uses with Agriculture.

Conflicts with exclusive agricultural lands outside the Urban Growth Boundary east and west of the City will be minimized by the fact that buffered areas will be required around newly developed residential areas. The Urban Growth Boundary separates urban and urbanizable land from surrounding resource uses. Most of the service and manufacturing activities occurring in and around the City are land extensive. Large areas are used for storage yards and display lots which serve as buffers between the two uses. Some City businesses such as the grass seed industry are totally dependent on the continuance of commercial agriculture.

CITY/COUNTY COOPERATION

State law requires that the establishment and change of the Urban Growth Boundary by a cooperative process between the City and County. Accordingly, the City of Tangent and Linn County established a "Preliminary Urban Growth Boundary" early in the Plan preparation phase. The preliminary boundary provided a frame of reference for City and County planning activities. The City and County later entered into an agreement which established an Urban Growth Boundary, planning responsibilities and joint review procedures for management of lands within the boundary. The City and County will modify the agreement as necessary to reflect changes in the Urban Growth Boundary.

Following the establishment of the preliminary Urban Growth Boundary and the City/County agreement, the City undertook a more detailed analysis of its needs and the opportunities and constraints to urbanization within the area. Public hearings were conducted to provide opportunities for citizen participation. As a result of these activities, the Tangent Urban Growth Boundary (Exhibit A) and the planning area (Exhibit B) have been adopted. The revised City/County management agreement specifies the procedure standards for future management of the urban growth area and planning area outside the City limits.

The following table is a summary of the City's vacant and buildable land use acreages included in its Urban Growth Boundary outside of the City limits.

**EXISTING AND PROJECTED LAND USE
WITHIN THE URBAN GROWTH BOUNDARY
OUTSIDE OF CITY LIMITS**

VACANT & LAND USE	TOTAL	EXISTING	FLOODPLAIN	BUILDABLE
1. Residential (Low density)	73	60	3	10
2. Highway Commercial/ Industrial	19	14	2	3
3. Public	8	8		
4. Transportation	21	21		
TOTAL	121	103	5	13