



CITY OF TANGENT
Comprehensive Plan

ADOPTED NOVEMBER 2007

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INTRODUCTION:

Vision & Background

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

VISION STATEMENTS

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

Citizen Involvement

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

Land Use Planning Process

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

Growth Management

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

Environment

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

Population

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

Economy

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

Housing

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

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



TANGENT CITIZENS DEFINE RURAL CHARACTER AS:

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

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

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

Land Use

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

Tangent's historic town center is revitalized consistent with the character of Tangent as described in the Downtown Plan. There are walking paths and gathering places, such as small shops and quaint eating places and a library for adults and youth.

Tangent provides land for a park system that is greatly admired by citizens and visitors. Drainage ways and wetlands are integrated for parks and open space, thus contributing to the charm and rural character of Tangent.

Public Facilities and Services

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

Tangent provides residents with a safe community where they feel safe in their homes, can ride their bikes, go for walks, and where their families can play and grow. We have technical staff capable of directing and managing the City and its resources and are accessible to its residents.

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

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

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

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

Transportation

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

BACKGROUND

Current Interrelated Issues

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

ASSUMPTIONS

Sewer System

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

Land Use

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

Population

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

PURPOSE OF THE COMPREHENSIVE PLAN

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

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

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

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

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

STATE GOAL 1

Citizen Involvement

VISION

Citizen Involvement and Land Use Planning (adopted May 2006): We, the Tangent citizens are involved in planning by participating in city activities such as: planning and council meetings, neighbor meetings, fire department activities, schools, harvest festival, park and drainage committees, and being involved in all phases of the planning process. We believe that our input, creative talents and skills are valued, encouraged and used.

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

STATE GOAL 1—CITIZEN INVOLVEMENT

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

CITY GOAL 1.1

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

- Policy 1.1.1** The City shall encourage development of and use of neighborhood associations, citizen involvement process and committee and citizen advisory committees needed to meet State Goal 1.
- Policy 1.1.2** The City shall creatively consider many options to encourage citizen involvement and use the most effective media and methods.
- Policy 1.1.3** The City shall use effective two-way communication with citizens and assure that citizens receive a response from policy makers.

Policy 1.1.4 The City shall provide information and notices on community involvement opportunities when appropriate.

Policy 1.1.5 The City shall clearly state the mechanism through which the citizens will receive a response from policy makers.

CITY GOAL 1.2

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

Policy 1.2.1 The City shall provide for citizen participation in appropriate functions of government and land-use planning.

Policy 1.2.2 The City shall provide written instructions explaining how citizens can influence decision-making in planning and land use decisions.

CITY GOAL 1.3

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

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

CITY GOAL 1.4

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

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

PROGRAM FOR CITIZEN INVOLVEMENT

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

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

STATE GOAL 2

Land Use Planning

VISION

Tangent remains a rural community distinct and separate from nearby cities. We grow at a slower rate than surrounding communities, while maintaining or improving the quality of life for existing residents. Growth continues to be incremental and managed. Residential development expands outward primarily east and west from the historic core of the town. Industrial/commercial areas are in the north part of the town. The City is unique due to a mix of residential and rural farmland inside the city limits. Tangent encourages farmers to maintain farmland as open space in Tangent.

Tangent's historic town center is revitalized consistent with the character of Tangent as described in the *Downtown Plan*. There are walking paths and gathering places, such as small shops and quaint eating places and a library for adults and youth. The city provides land for a park system that is greatly admired by citizens and visitors. Drainage ways and wetlands are integrated with parks and open space, thus contributing to the City's charm and rural character.

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

BACKGROUND

Current Issues

1. Most of Tangent is relatively flat with older development on the higher ground. Water sits on the surface of agricultural lands from November to April. New development increases impermeable surface run-off and impedes the natural drainage and the return of water to the soil and increases water runoff, which may lead to flooding. Changes in farming practices can create adverse impacts on drainage in Tangent. Changes in rainfall can have unpredictable adverse effects.
2. With increased development there is increased potential for drinking water contamination which is a health and safety issue.
3. Planning will need to take into consideration the expansion of Albany—when Tangent was incorporated the cities were three miles apart. Now Albany has moved the southern boundary of its city limits two miles closer, leaving only one mile between the cities.

4. Oregon Department of Transportation is planning to convert Highway 34 into an expressway which may leave the only access to it from the Highway 99E interchange.
5. It is unknown how the proposed Linn County Regional Park, two miles east, will affect Tangent.

BUILDABLE LAND INVENTORY*

	LAND AREA			2007 CITY LAND USE DISTRICTS					
	CITY	EFU	UGB CITY	RS-10	RM-10	RM-6	CC	HC/I	GI
TOTAL ACRES IN TAX LOTS	2219.02	1679.77	539.25	98.48	15.52	71.33	74.48	85.48	193.96
PERCENT		75.70%	24.3%	19.20%	2.99%	13.20%	13.91%	15.99%	35.97%
DEVELOPED LAND			217.04	28.97	15.52	46.34	25	39	62
VACANT LAND			322.21	69.51	0.00	24.99	49.27	46.12	132.32
CONSTRAINED LAND			49.33	5.06	0.00	8.40	3.51	4.66	27.69
BUILDABLE LAND			273.26	64.45	0.00	16.59	46.14	41.46	104.63
TOTAL ACRES			645.25	167.02	15.52	71.33	74.48	97.17	219.73
TOTAL BUILDABLE ACRES			337.17	104.16	0.00	16.59	46.14	51.40	118.89

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

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

CRITERIA

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

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

Developed land is one-quarter acre or smaller with a structure¹. If any residual amount of land remaining after application of the one-quarter acre subtraction is less than one quarter of an acre the parcel will be considered as developed. Dedicated parks, dedicated open space, and dedicated greenbelt are considered developed. A lot that is publicly owned or in public use, such as a church, is considered developed.

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

Redevelopable land is a parcel with permanent building² and other improvements with the total valued less than 30% of the land value.

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

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

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

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

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

The Greenbelt has many benefits for people:

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

¹ A walled and roofed building valued at least \$20,000.

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

STATE GOAL 2—LAND USE PLANNING

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

CITY GOAL 2.1

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

- Policy 2.1.1** The City shall coordinate its population projections with Linn County.
- Policy 2.1.2** The City shall coordinate all planning work with state, county, federal, and other city plans, and with relevant special districts. The Division of Lands and Conservation Development (DLCD) will be considered a major resource for planning processes.
- Policy 2.1.3** The City of Tangent shall adopt residential density standards to prevent overcrowding and health hazards and to assure or enhance livability.
- Policy 2.1.4** The City will allow land in any zoning district to be developed using a planned unit development process, so that flexible and innovative development techniques can be used to address long range development issues concerning the land.
The City may approve a Planned Unit Development (PUD) if:
- 2.1.4.1** The planned unit development is consistent with the goals and policies of the Tangent Comprehensive Plan.
 - 2.1.4.2** The planned unit development shall have no adverse impact on the surrounding neighborhoods and the City.
 - 2.1.4.3** The planned unit development will result in an attractive, healthful, efficient and safe living, shopping and working environment for the citizens of the City and the general public.
 - 2.1.4.4** If a planned unit development is approved for the development of a particular property, a (PUD) overlay designation shall be applied to the existing zoning map designation for that property.

CITY GOAL 2.2

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

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

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

CITY GOAL 2.3

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

CITY GOAL 2.4

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

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

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

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

Policy 2.4.4 Any proposal for regional commercial development must consider the entire Comprehensive Plan and impacts on population, housing and urban services, including fiscal, environmental, and sociological impact.

SUSTAINABLE:

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

CITY GOAL 2.5

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

Policy 2.5.1 The City of Tangent shall follow state law when changing or amending the Tangent Comprehensive Plan.

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

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

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

2.5.4.1 Any affected citizen of Tangent, public or private agency or jurisdiction.

2.5.4.2 The Tangent Planning Commission.

2.5.4.3 The Tangent City Council.

Sources of Data Used in the Land Inventory

SUPPORTING DOCUMENTS FOR LAND INVENTORY

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

STATE GOAL 3

Agricultural Lands

STATE GOAL 3—AGRICULTURAL LANDS

To preserve and maintain agricultural lands. Agricultural lands shall be preserved and maintained for farm use, consistent with existing and future needs for agricultural products, forest and open space and with the state’s agricultural land use policy expressed in ORS 215.243 and 215.700. (3)

CITY GOAL 3.1

To preserve agricultural lands within the city limits which are not needed for urban uses within the planning period.

CITY GOAL 3.2

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 3.2.1 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 3.2.2 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 3.2.3 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

STATE GOAL 4—FOREST LANDS

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture. OAR 660-015-0000 (4)

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

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

*To protect natural resources and conserve scenic and historic areas and open spaces.
OAR 660-015-0000 (5)*

CITY GOAL 5.1

*To preserve open space in the urban environment which will promote the livability of
the Tangent area.*

Policy 5.1.1

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.

CITY GOAL 5.2

To protect the natural resources of the Tangent area as much as possible from the impacts of urbanization.

- Policy 5.2.1** The City shall take steps to protect any known significant fish and wildlife habitats from adverse impacts of urbanization.
- Policy 5.2.2** The City will consider the protection of the Calapooia River in approving drainage and sewage system plans.
- Policy 5.2.3** Development on lots over 21,780 square feet shall require a drainage plan be submitted to and approved by the City prior to construction.

CITY GOAL 5.3

To respect and identify historical structures, sites, and objects which have contributed to Tangent's past.

- Policy 5.3.1** 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 5.3.2** 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 5.3.3** 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 5.3.4** 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

STATE GOAL 6—AIR, WATER AND LAND RESOURCES QUALITY

*To maintain and improve the quality of the air, water and land resources of the state.
OAR 660-015-0000 (6)*

CITY GOAL 6.1

To preserve and improve when possible the air quality of the Tangent area.

CITY GOAL 6.2

To preserve both the surface and subsurface water quality in the Tangent area.

CITY GOAL 6.3

To provide planning guidelines which will mitigate impacts on the quality of the land resources in Tangent.

- Policy 6.1** 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 6.2** 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 6.3** No subsurface sewage disposal systems shall be allowed except as approved by the County Sanitarian after an on site analysis of site capability.
- Policy 6.4** The County should not approve development of septic tanks which will result in health hazards, or water pollution.
- Policy 6.5** 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 6.6** The City and Linn County will work together in periodically monitoring the success of septic systems installed outside areas currently served by sewer.
- Policy 6.7** 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 6.8** The City's Land Division Ordinance shall require applicants to submit detailed drainage plans conforming to the City's drainage program.
- Policy 6.9** The City shall continue to seek funding for the North Lake Creek Flood Prevention Project.
- Policy 6.10** 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 6.11** Open drainage courses that can function as linear green ways shall be preserved as open space wherever possible in lieu of creating covered storm drains.
- Policy 6.12** The City supports Linn County's solid waste management program and will cooperate and coordinate with Linn County on solid waste management.
- Policy 6.13** 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

STATE GOAL 7—NATIONAL DIASSTERS & HAZARDS

To protect people and property from natural hazards.

CITY GOAL 7.1

To protect properties within the city of Tangent from flood hazards related to the Lake Creek drainage basin.

- Policy 7.1** 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 7.2** The City shall resolve conflicts involving riparian vegetation in the flood ways of North Lake Creek and Lake Creek through siting standards found in the Flood Plain Ordinance.
- Policy 7.3** The City will require natural drainage way easements to protect riparian habitat and reduce runoff whenever land is divided.

STATE GOAL 8

Recreational Needs

STATE GOAL 8—RECREATIONAL NEEDS

To satisfy the recreational needs of the citizens and visitors of the state and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.
OAR 660-015-0000 (8)

CITY GOAL 8.1

To insure adequate facilities are available to Tangent residences for their recreational needs.

Policy 8.1 All new development shall be required to contribute to park acquisition and development through the dedication of park land or through financial assistance.

Policy 8.2 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

STATE GOAL 9—ECONOMY OF STATE

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens. OAR 660-015-0000 (9)

CITY GOAL 9.1

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 9.2

To protect the core area of the city from the impacts of commercial and industrial development.

CITY GOAL 9.3

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 9.1** 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 9.2** 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 9.3** 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 9.4** The City shall encourage the development of industrial uses which utilize the availability of Highways 34, 99E, and the railroad, where applicable.

STATE GOAL 10

Housing

VISION

Tangent is a unique rural town with a mix of residential and rural farmland inside the city limits. Residential development expands outward primarily East and West from the historic core of the town. Tangent remains a rural town with lots of open space around its houses that contribute to its livability. Tangent has a variety of lot sizes. Housing is grouped to encourage a sense of community with many residents watching each others houses. There is some mix of agricultural and residential uses.

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

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

Tangent has older houses and barns. People stay longer in one place encouraging long-term stability and security, and cared-for housing. There is pride in home ownership. There are walking paths and gathering places. Tangent provides land for a park system that is greatly admired by citizens and visitors. Drainage ways and wetlands are integrated for parks and open space, thus contributing to the charm and rural character.

BACKGROUND

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

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

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

	LAND AREA			2007 CITY LAND USE DISTRICTS					
	CITY	EFU	UGB CITY	RS-10	RM-10	RM-6	CC	HC/I	GI
TOTAL ACRES IN TAX LOTS	2219.02	1679.77	539.25	98.48	15.52	71.33	74.48	85.48	193.96
PERCENT		75.70%	24.0%	19.26%	2.99%	13.23%	13.91%	15.99%	35.97%
DEVELOPED LAND			217.04	29.97	15.52	46.34	25	39	62
VACANT LAND			322.21	69.51	0.00	24.99	49.27	46.12	132.32
CONSTRAINED LAND			49.33	5.06	0.00	8.40	3.51	4.66	27.69
BUILDABLE LAND			273.26	64.45	0.00	16.59	46.14	41.46	104.63
TOTAL ACRES			645.25	167.02	15.52	71.33	74.48	97.17	219.73
TOTAL BUILDABLE ACRES			337.17	104.16	0.00	16.59	46.14	51.40	118.89

Buildable Lands Inventory

CURRENT HOUSING INVENTORY*

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

Current issues:

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

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

CRITERIA

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

STATE GOAL 10—HOUSING

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

CITY GOAL 10.1

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

- Policy 10.1.1** Future housing development shall be located in areas where city services can be economically provided when they become available.
- Policy 10.1.2** The City shall establish zones for use as single family dwellings and multi-family housing. The City shall balance ratios (targets) for housing as follows: 95% single family dwellings; 5% multi-family dwellings.
- Policy 10.1.3** Due to building cycles, the City anticipates that a specific housing type may vary as much as 10% from the balance ratios. The City shall consider further diversions under the Conditional Use Permit Process.
- Policy 10.1.4** The City shall include affordable housing types in its housing mix to meet the needs of its future citizens. Affordable housing is defined as a housing cost that does not exceed 30% of a household's gross income.
- Policy 10.1.5** The City shall use greenbelts, natural or landscaped areas as buffers between residential and commercial or industrial zones.

CITY GOAL 10.2

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

- Policy 10.2.1** The City of Tangent shall consider manufactured homes as an outright use in all residential zones.
- Policy 10.2.2** The City of Tangent will actively pursue assistance for home improvements and housing rehabilitation through state, federal, and other agencies who sponsor such programs.

CITY GOAL 10.3

To preserve the rural character of Tangent.

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

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

CITY GOAL 10.4

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

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

CITY GOAL 10.5

To provide a methodology to determine housing needs to 2026.

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

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

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

Sources of Data Used in the Housing Inventory

SUPPORTING DOCUMENTS FOR HOUSING INVENTORY

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

STATE GOAL 11

Public Facilities and Services

STATE GOAL 11—PUBLIC FACILITIES AND SERVICES

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. OAR 660-015-0000 (11)

GOAL 11.1

To improve the quality of life in Tangent through improved public services and facilities.

GOAL 11.2

To consider the most cost effective and timely provision of public services and facilities.

Policy 11.1

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 11.2

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

Policy 11.3

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 11.4

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 11.5

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 11.6 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 11.7 The City shall not provide sewer services to areas outside of the UGB except to:

11.7.1 Areas designated as “health hazards” according to the procedure in state law; or

11.7.2 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 11.8 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 11.9 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 11.10 The City shall actively pursue funding for public facilities and services.

Policy 11.11 The City shall continue the use of the regional aquifer as a source of community water supply through individual water wells and community system wells).

Policy 11.12 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 11.13** The City of Tangent shall consider improvements to the City Hall Park complex as public needs and desires develop.
- Policy 11.14** 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 11.15** The City shall consider local recreational activities for the community, which could include organized sports, educational crafts and other community oriented recreation activities.
- Policy 11.16** 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 11.17** 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 11.18** 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 11.19** 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 11.20** The City will coordinate and work with the Greater Albany Public Schools (GAPS) to lessen the impact of future growth on the schools.
- Policy 11.21** 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:
- 11.21.1** The street or alley is not important to the overall traffic circulation of the City.
 - 11.21.2** The vacation of the street or alley will not create landlocked parcels.
 - 11.21.3** Access to large parcels of land will not be adversely affected.
 - 11.21.4** The street or alley is not a part of the transportation plan.
 - 11.21.5** All property owners abutting the street or alley are in agreement with the vacation.
 - 11.21.6** Utility easements are assured.
- Policy 11.22** The City shall develop long range financial plans for providing urban services including initial capital expenses, maintenance, and administration.

Policy 11.23 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.

11.23.1 Special district sinking fund.

11.23.2 Bancroft bonding.

11.23.3 General obligation bonds.

11.23.4 Revenue bonds.

11.23.5 Local improvement districts.

11.23.6 Federal and state grants and loans.

11.23.7 Community Development Block Grant.

11.23.8 Other funding programs and sources which may be available.

Policy 11.24 The cost of drainage facilities for any new development or proposed land division shall be the financial responsibility of the developer.

Policy 11.25 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 11.26 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 11.27 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 11.28 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

STATE GOAL 12—TRANSPORTATION

To provide and encourage a safe, convenient and economic transportation system.
OAR 660-015-0000 (12)

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

Note:

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

STATE GOAL 13

Energy Conservation

STATE GOAL 13—ENERGY CONSERVATION

To conserve energy. OAR 660-015-0000 (13)

CITY GOAL 13.1

To promote energy conservation through design standards and land division techniques.

Policy 13.1.1 Land division shall provide optimum orientation for the use of solar devices.

Policy 13.1.2 New development and landscaping shall not interfere with the free use of sunlight.

STATE GOAL 14

Urbanization

STATE GOAL NO. 14 URBANIZATION

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities. OAR 660-015-0000 (14)

CITY GOAL 14.1

To provide for the orderly outward expansion and growth of the City of Tangent while maintaining fiscal accountability and preserving farm land.

CITY GOAL 14.2

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 14.1** 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 14.2** 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 14.3** 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 14.4** 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 14.5

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 14.6

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:

14.6.1 The criteria found within Statewide Planning Goal 2 for an exception to Statewide Planning Goal 3 Agriculture.

14.6.2 The seven criteria for an Urban Growth Boundary amendment found within Statewide Planning Goal 14 Urbanization.

14.6.3 Other relevant provisions of the Statewide Planning Goals.

14.6.4 Other relevant policies of the Tangent Comprehensive Plan.

Policy 14.7

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:

14.7.1 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.

14.7.2 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.

14.7.3 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 GREEN WAY**

**STATE GOAL 16
ESTUARINE RESOURCES**

**STATE GOAL 17
COASTAL SHORE LANDS**

**STATE GOAL 18
BEACHES AND DUNES**

**STATE GOAL 19
OCEAN RESOURCES**

INCORPORATION AND PLANNING HISTORY

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.

See Figure 1: City of Tangent Comprehensive Plan Map

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

See Figure 2: 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

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 quartz 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.

See Figure 3: Geology Map

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

See Figure 4: Ground Water Resources

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 down gradient 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 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

See Table 1: Soil Fact Sheet

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.

See Figure 5: Relevant Soil Informations

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

See Figure 6: Foundation Suitability

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.

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

See Figure 7: Drainage Map

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 soils) 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 water in other parts of the City.

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

See Figure 8: Flood Plain Map

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 8.0), is that much of western and central Tangent experience flooding.

VEGETATION COVER

See Figure 9: Vegetation Map

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.

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 drainage ways, 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 drainage way 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

See Figure 10: Prehistoric Mounds

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 10.0). 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 Euro-American burial mound within the Kalapuyan culture area. Because this area is highly sensitive and free from 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

See Figure 11: Historical Sites and Structures

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 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.

ECONOMIC DEVELOPMENT

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.

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.

See Table 2: Undeveloped Industrial and Commercial Lots

See Table 3: Site Development Constraints

See Table 4: 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.

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 Parks. 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, rest rooms, 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 (541-928-7653). 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 (541-928-8722) 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 drainage ways 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 12). 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.

See Figure 12: North Lake Creek Project

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 drainage way of North Lake Creek in 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.

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.

URBANIZATION

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 drainage way 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 under utilized, 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 “in-filling” 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 unbendable 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

LAND USE	TOTAL	EXISTING	FLOODPLAIN	VACANT & 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

TABLES AND FIGURES

Table 1: SOIL FACT SHEET—TANGENT PLANNING AREA

SOIL NAME & CODE	AGRICULTURAL CAPABILITY CLASS	FOUNDATION SUITABILITY			SHALLOW EXCAVATIONS	DRAINAGE	LOCAL ROADS	RESTRICTIVE CHARACTERISTICS
		WITH BASEMENT	WITHOUT BASEMENT	COMMERCIAL BUILDING				
40A McBee Silty Clay Loam	II	Severe	Severe	Severe	Severe	Moderate	Severe	Floods
50A Wapato Silty Clay Loam	III	Severe	Severe	Severe	Severe	Severe	Severe	Floods, Wetness, Low Strength
55A Conser Silty Clay Loam	III	Severe	Severe	Severe	Severe	Moderate	Severe	Wet, Shrink-Swell
110A Katroy Silty Clay Loam	IV	Severe	Severe	Severe	Severe	Severe	Severe	Shrink-Swell, Wet
200A Amity Silt Loam	II	Severe	Severe	Severe	Severe	Moderate	Moderate	Shrink-Swell, Wet, High Water
210A Concord Silt Loam	III	Severe	Severe	Severe	Severe	Severe	Severe	Water on Surface, Poorly Drained, Shrink-Swell, Clayey
220A Dayton Silt Loam	IV	Severe	Severe	Severe	Severe	Severe	Severe	Shrink-Swell, Wet
230A Holcomb Silt Loam	III	Severe	Severe	Severe	Severe	Moderate	Severe	Shrink-Swell, Wet
240A Willamette Silt Loam	I	Moderate	Moderate	Moderate	Slight	Well Drained	Severe	Low Strength
242A Willamette Silt Loam Mottled Substream	II	Moderate	Moderate	Moderate	Moderate	Slight	Moderate	Low Strength, Some Shrink-Swell
250A Woodburn Silt Loam	II	Severe	Moderate	Moderate	Mod-Sev	Moderate	Moderate	Low Strength
290A Salom Gravelly Silt Loam	II	Slight	Slight	Slight	Moderate	---	Slight	Cut Banks Cave

SOURCE: Oregon Soils — 1

Table 2: UNDEVELOPED INDUSTRIAL AND COMMERCIAL LOTS

	Tax Lot	T.R.S.	Acres	>5 acres	On sewer (+/-)	Flood Hazard	Inadequate Road Access	Continous Parcels of total acres >5
HC/I	1302	12.3W.6	2.00		+	-	-	
	1303	12.3W.6	2.01		+	-	-	
	300	12.4W.1	4.71		+	-	-	300)
	200	12.4W.1	8.08		+	-	-	200) 12.9 acres
	114	12.4W.1	2.74		+		-	
	117	12.4W.1	1.42		+		-	
	105	12.4W.1	1.40		+	-	-	
	121	12.4W.1	0.52		+	-	-	
	122	12.4W.1	0.52		+	-	-	
	120	12.4W.1	0.54		-	-	+	
	600	12.4W.1	38.21		-	+	-	
	1501	11.3W.31	0.25		-		-	
	1600	11.3W.31	1.50		-		-	
TOTAL HCI/I (Within City Limits)		13 parcels	64.50 acres					
I (Within City Limits)								
	2015	12.3W.6	11.06		+	-		2015)
	2202	12.3W.6	5.02		+	-		2202) 16.08 acres
	2300	12.3W.6	17.42		+	+	+	2300)
	2303	12.3W.6	3.10			-		2303)
	2404	12.3W.6	3.10			-		2304)
	2301	12.3W.6	3.10			-	+	23-1) 26.77 acres
TOTAL I (Within City Limits)		6 parcels	32.80 acres					
I (Outside City Limits)	703		2.39					
	701		1.00					
TOTAL HC/I AND I			100.69 acres					

+ denotes "YES" - denotes "NO"

** Indicates partial inclusion in the 100-year flood plain. Information obtained from 'Flood Plain Insurance Rate Map' published by the Federal Emergency Management Agency. Effective date: May 17,1982. Lots left blank were not included in the map.*

**Table 3: 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
Within City	32.8	68% free from flood plain 53% have adequate access 0% free from all constraints
Outside City	3.4	100% free from all constraints

Table 4: UNDEVELOPED TAX LOTS OR CONTIGUOUS TAX LOTS GREATER THAN FIVE ACRES

SITE #	TAX LOT #	T.R.S.	INDIVIDUAL & TOTAL ACREAGE	SEWER	SITE CONSTRAINTS
1	300	12.4W.1	4.71	Y	
2	200	12.4W.1	8.08	Y	

			12.79		
3	600	12.4W.1	38.21	R	F
4	2015	12.3W.6	11.06	N	R
5	2202	12.3W.6	5.02	N	R

			16.08		
6	2300	12.3W.6	17.42	Y	F
7	2301	12.3W.6	3.10	N	R
7	2302	12.3W.6	3.10	N	R
7	2304	12.3W.6	3.10	N	R.F

			26.72		
TOTAL			93.80		

F – Partially included in the 100-year flood plain
R –Inadequate road access

FIGURE 1: CITY OF TANGENT COMPREHENSIVE PLAN MAP

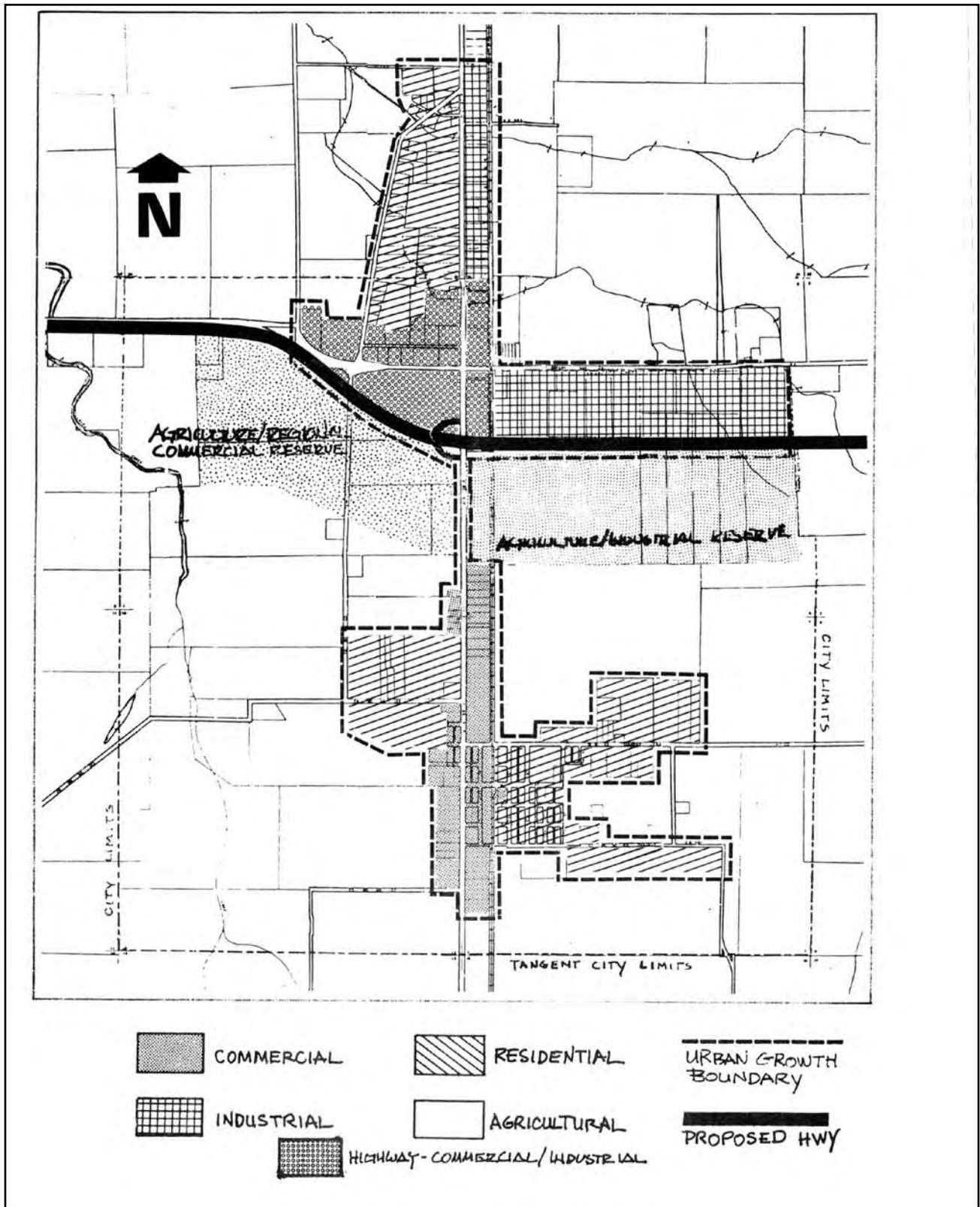


FIGURE 2: LOCATION MAP

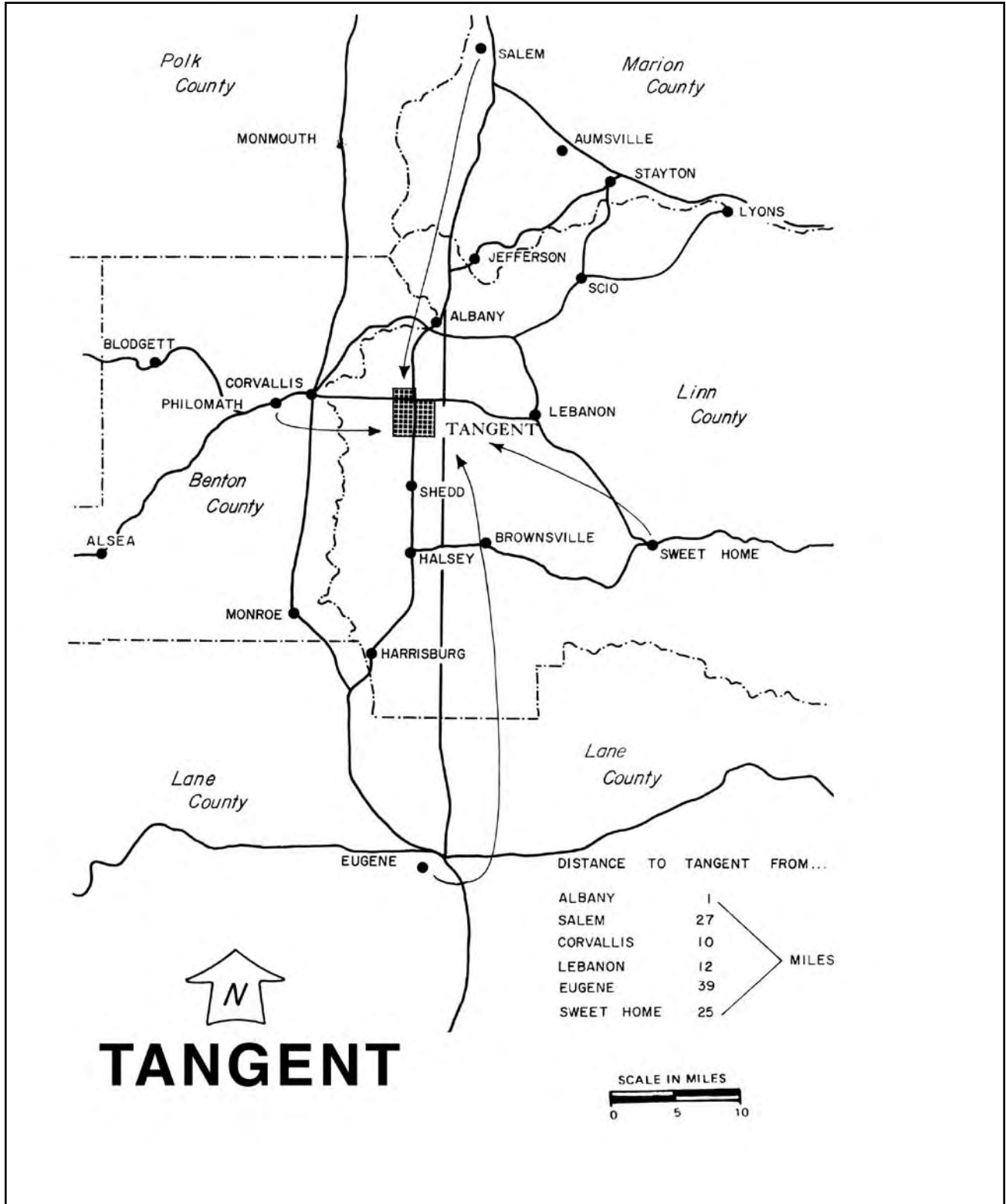


FIGURE 3: GEOLOGY MAP

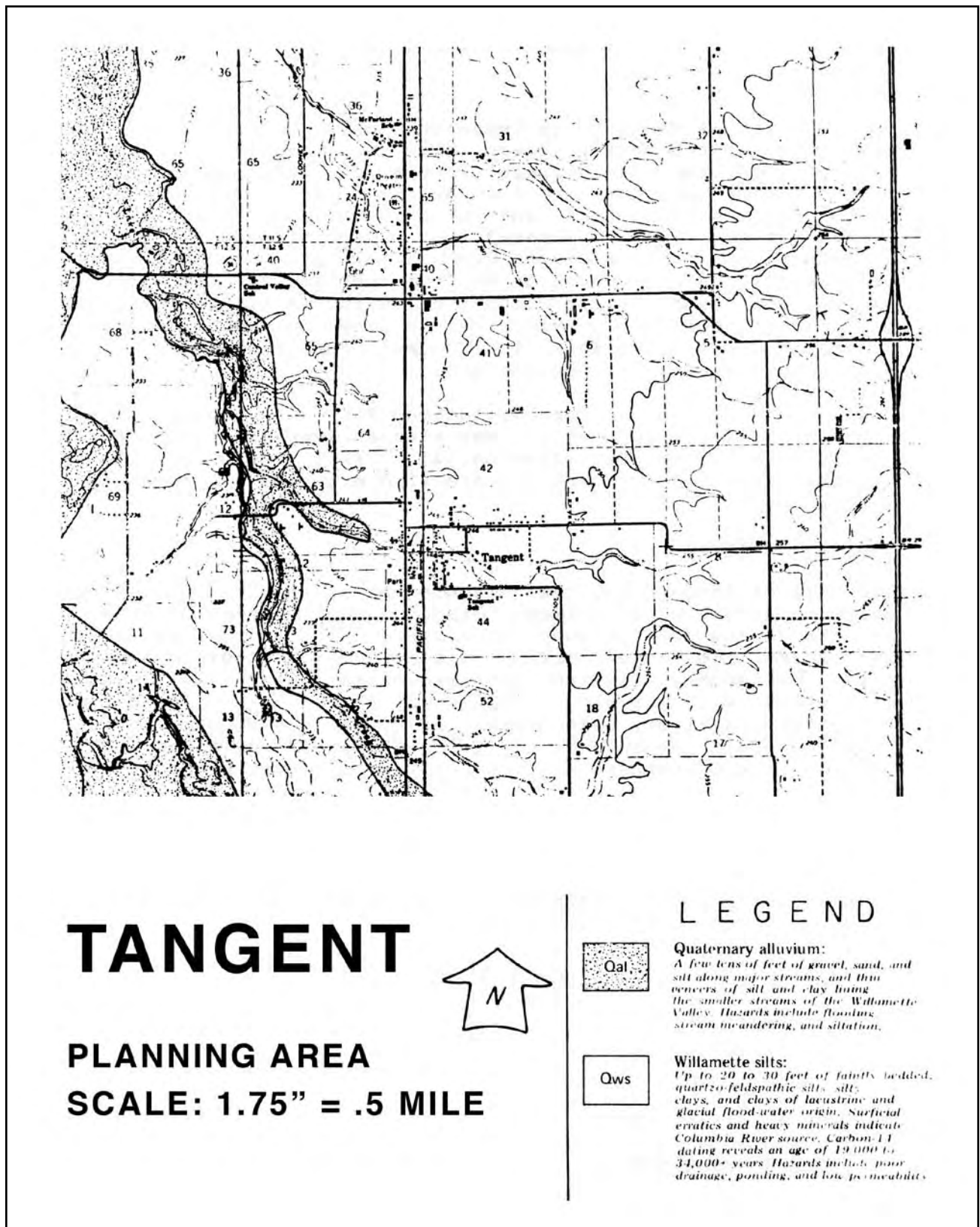


FIGURE 4: GROUND WATER LEVEL MAP—SEPT 1971

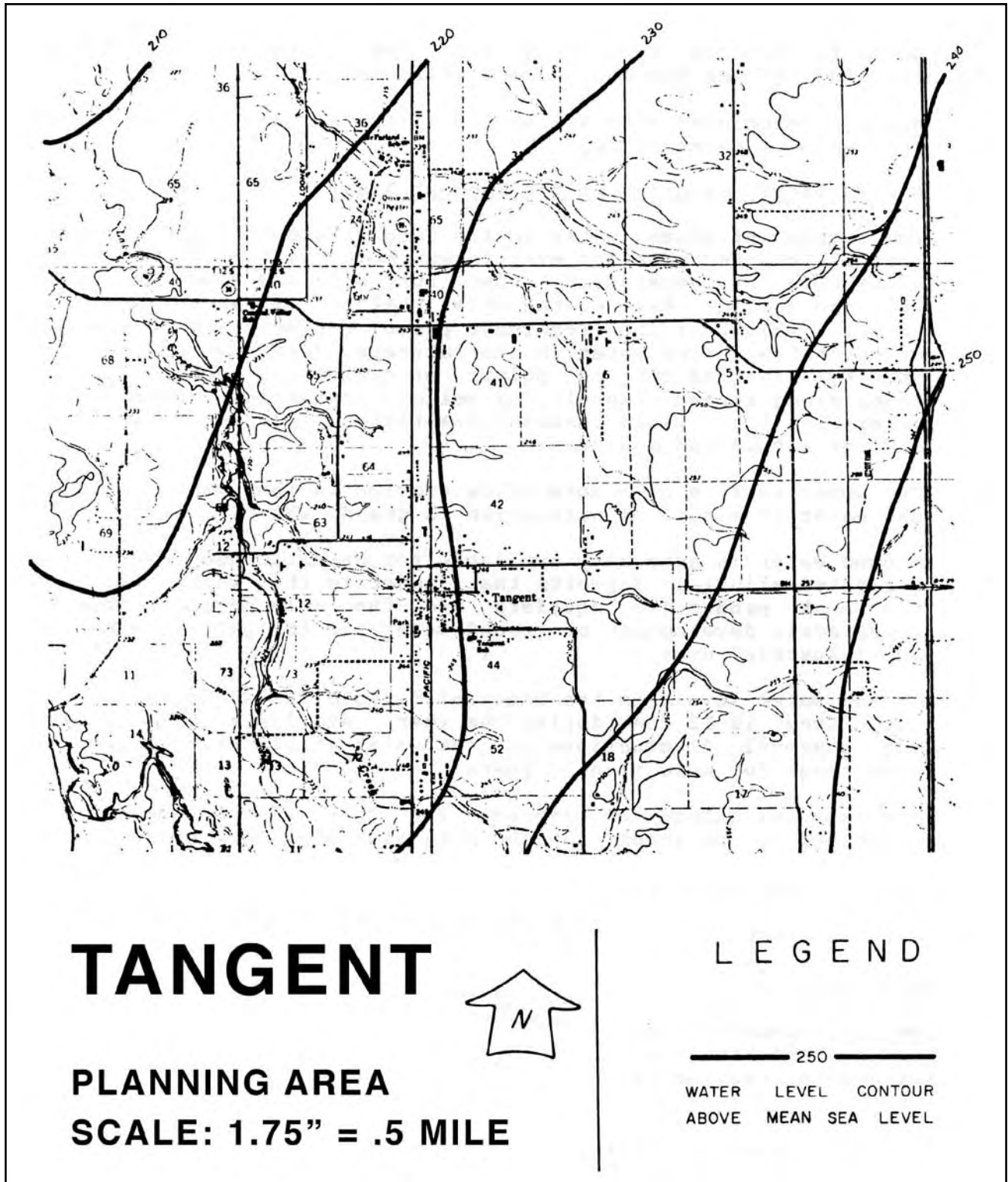


FIGURE 5: AGRICULTURAL CAPACITY SOIL CLASSES

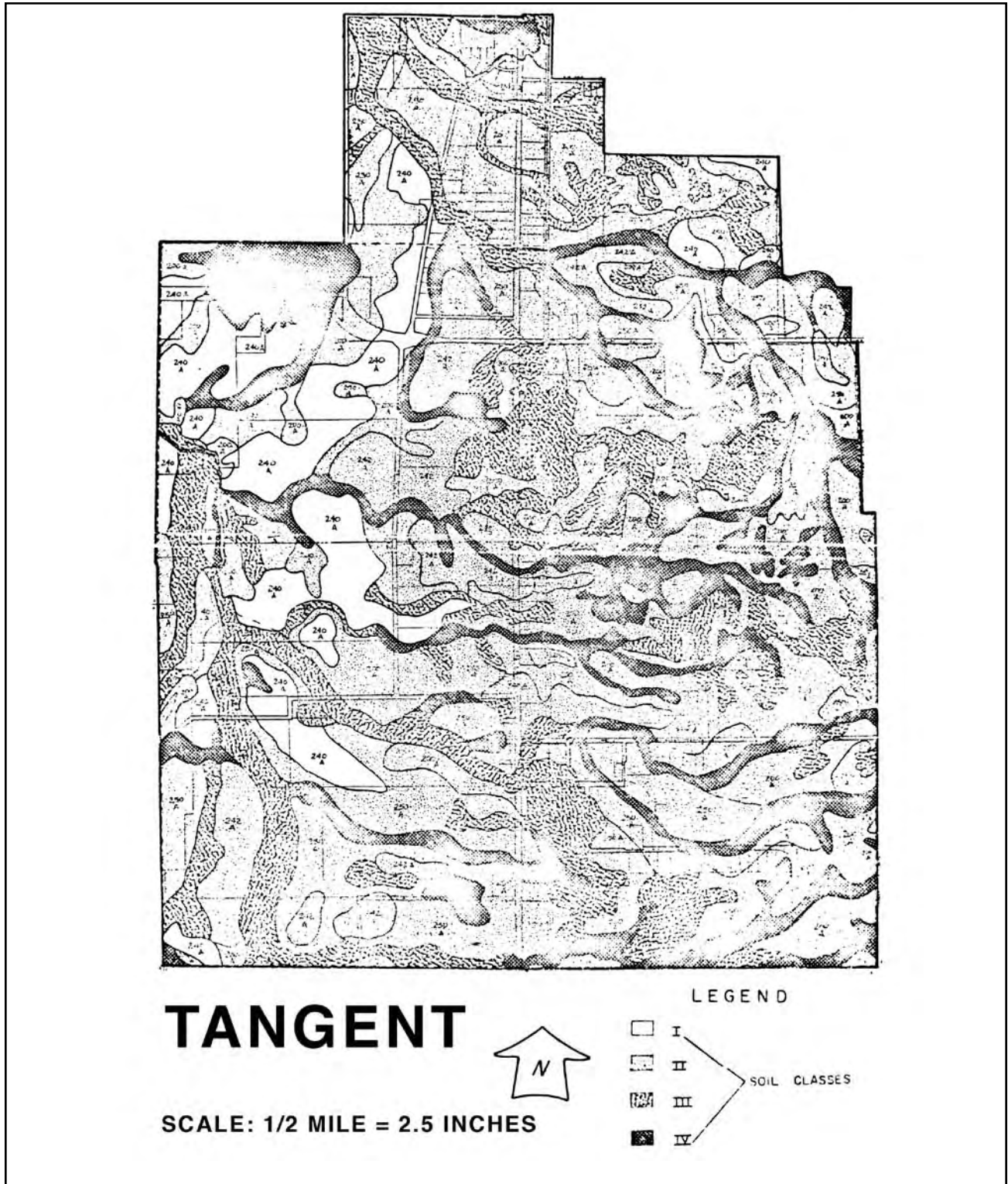


FIGURE 6: FOUNDATION SUITABILITY

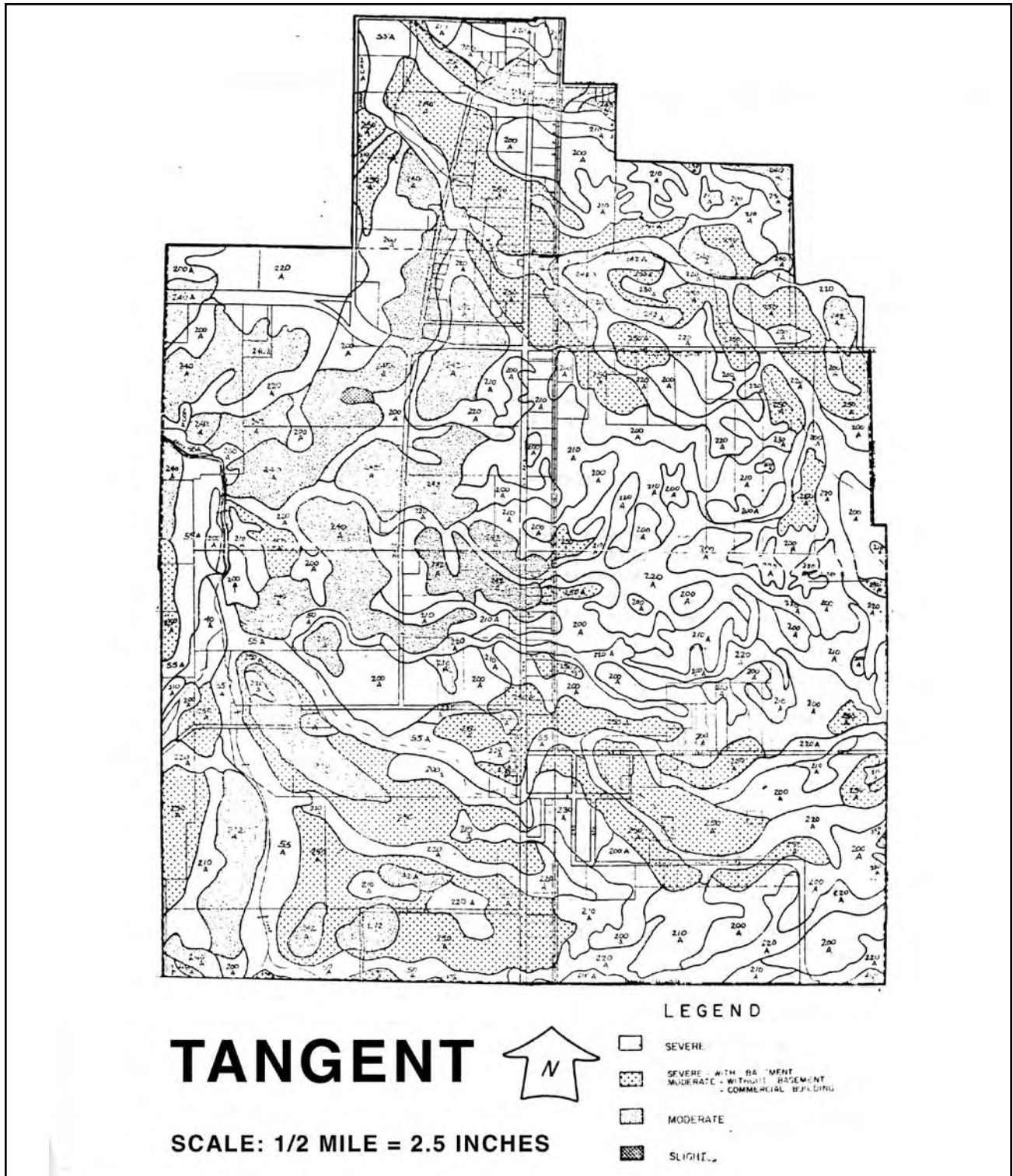


FIGURE 7: DRAINAGE MAP

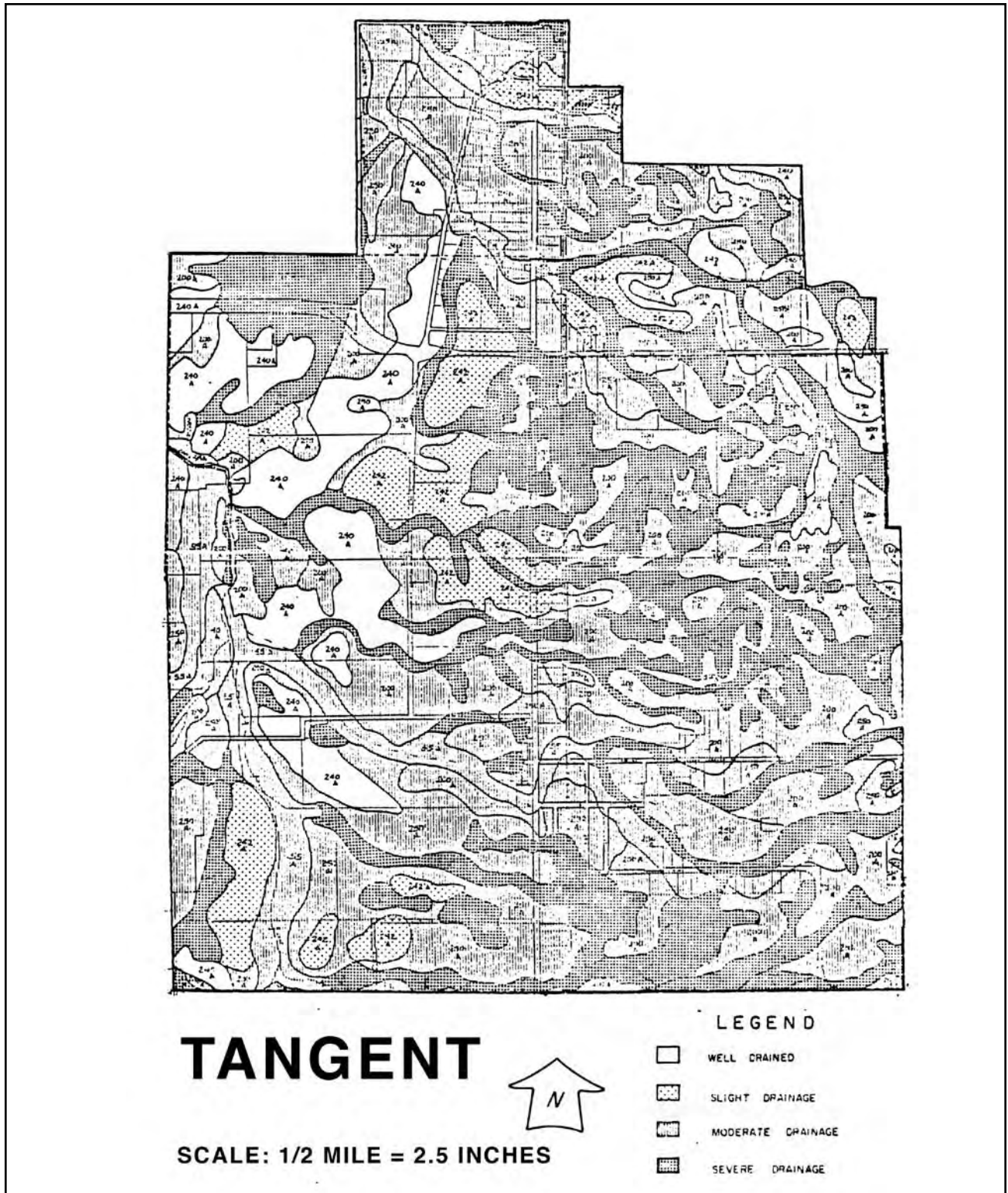


FIGURE 8: FLOOD PLAIN MAP

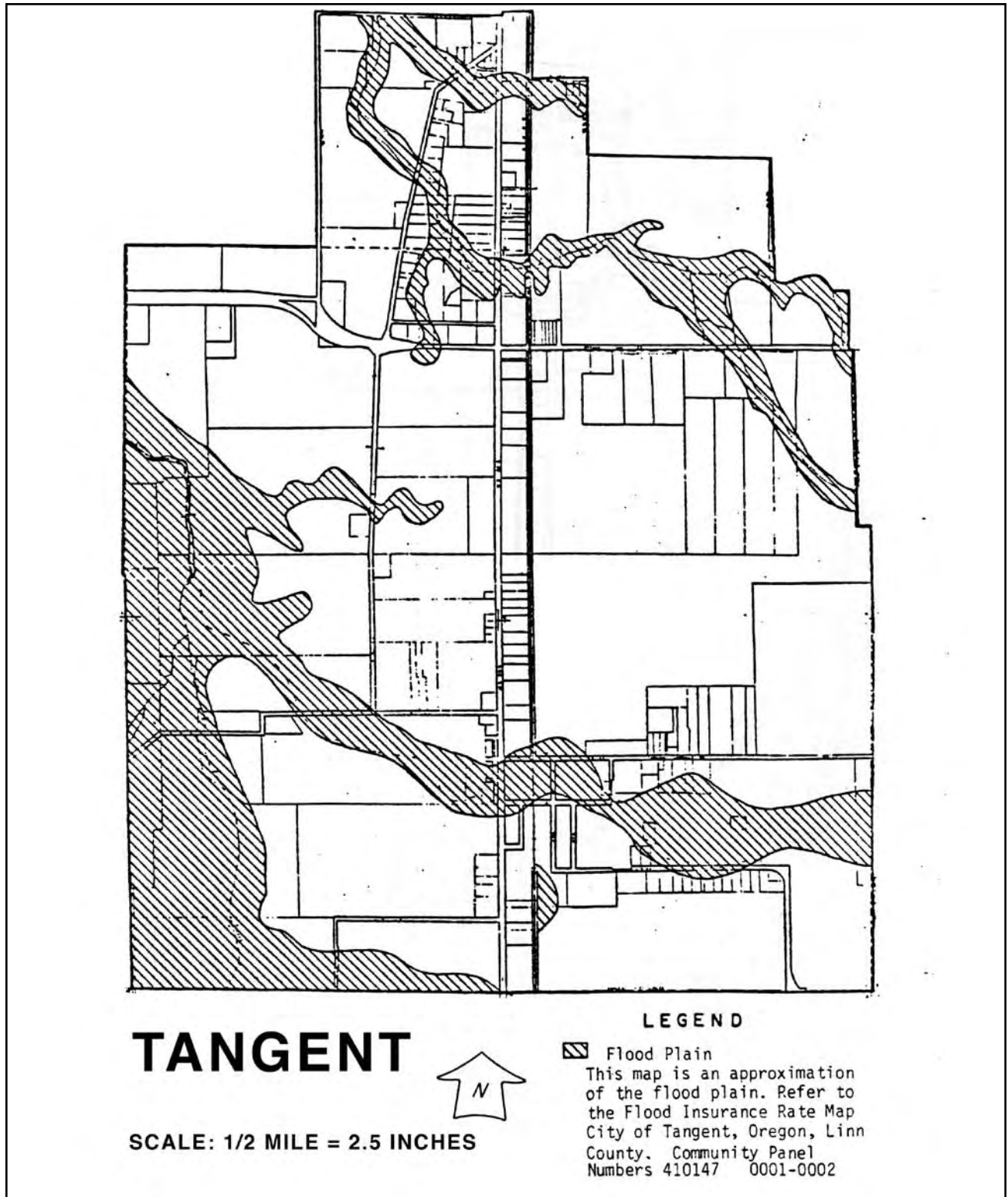


FIGURE 9: VEGETATION MAP

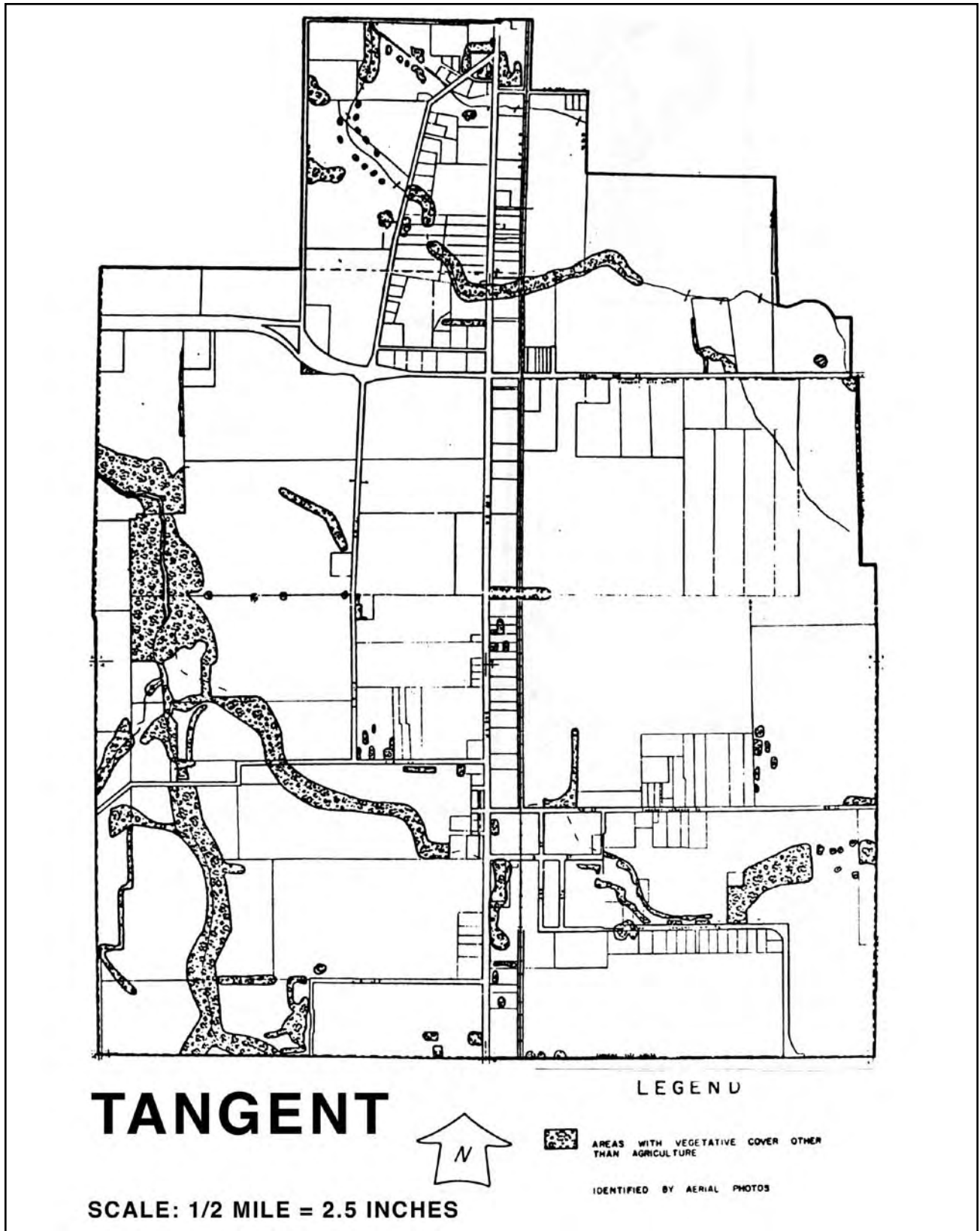


FIGURE 10: PRE-HISTORIC MOUNDS MAP

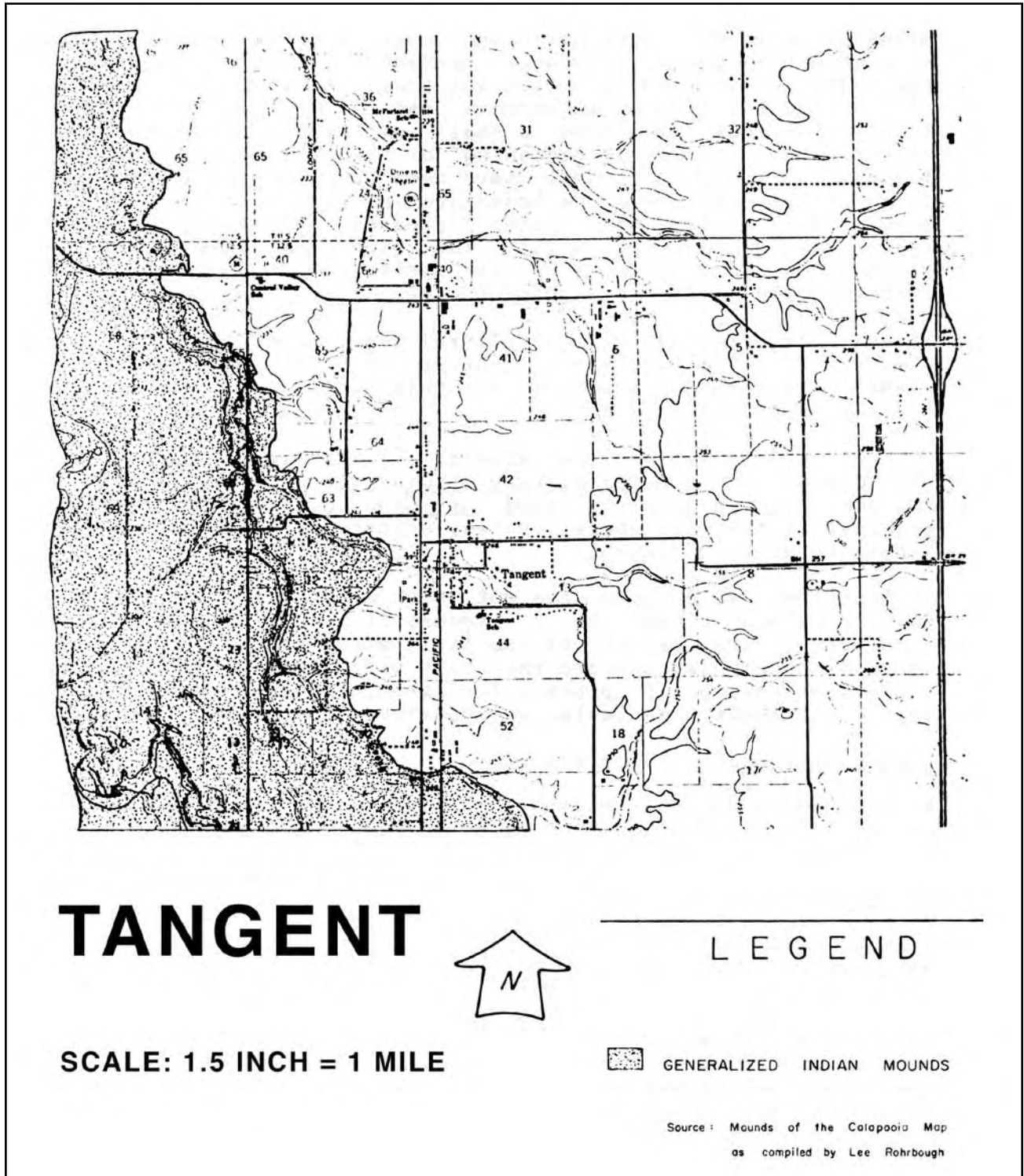


FIGURE 11: HISTORIC SITES AND STRUCTURES MAP

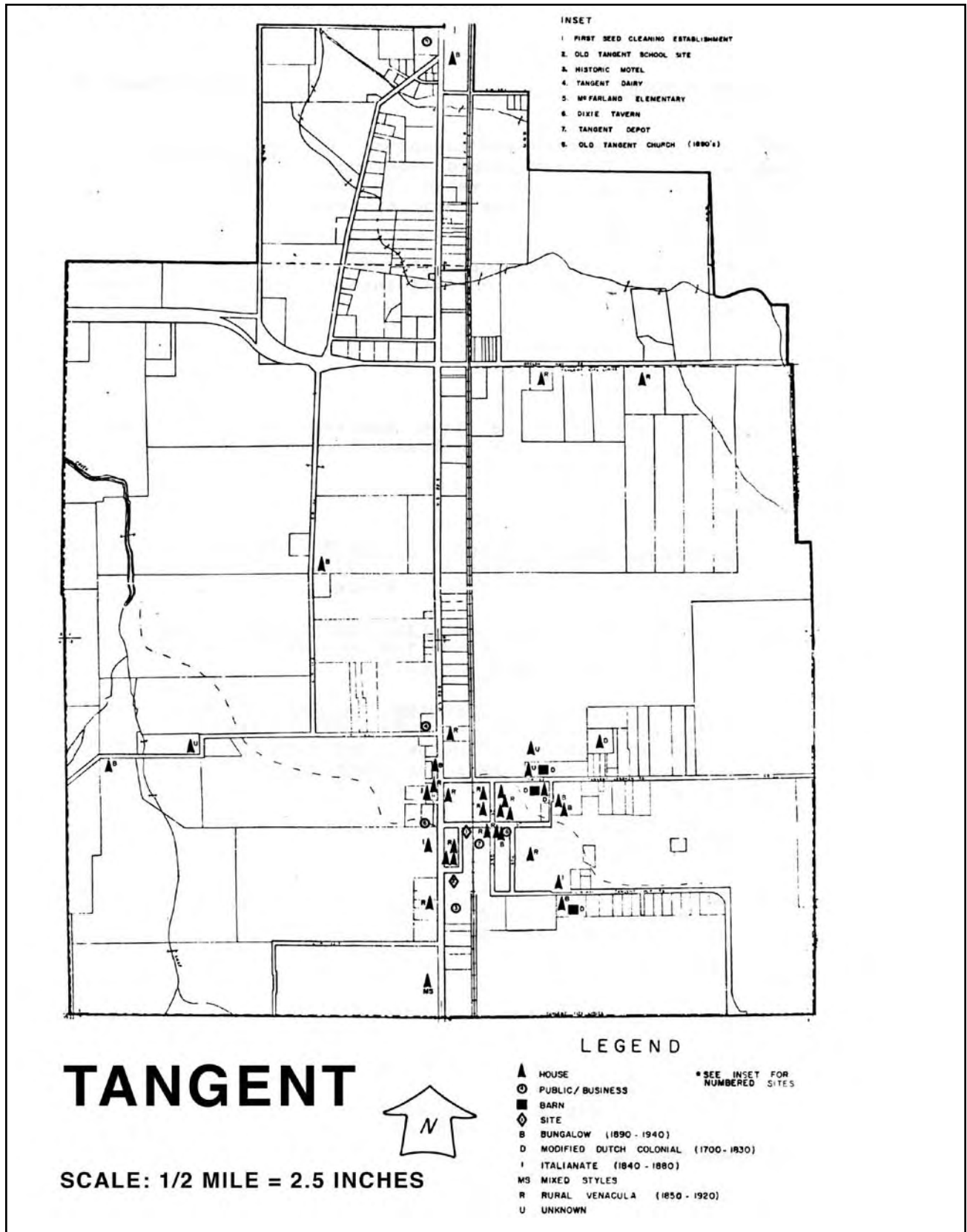


FIGURE 12: NORTH LAKE CREEK PROJECT

