
INTRODUCTION:

Vision & Background

The Comprehensive Plan for the City of Tangent (the City) is the primary document that guides and controls land use within the City limits and the Urban Growth Boundary (UGB). The Comprehensive 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. (Tangent Ordinance 2006-1)

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.

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.

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

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. Existing drainage structures are inadequate to carry stormwater flows and not properly designed to allow passage of fish.
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 49 (M49) Claims. Both, particularly the M49 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 and Highway 99E corridor needs redevelopment to provide local retail, commercial services and public transportation.
7. 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.
8. Hwy 34 will become is an expressway. Existing access may be cut off from Hwy 34 intersections and will be directed to the Hwy 99E and Hwy 34 interchange.
9. Limited transportation options to neighboring communities is becoming an increasing concern for our older residents and for those wanting an alternative to the private automobile.
10. Tangent may be facing changes in stormwater rates and frequency of events, and changes in groundwater reserves as a result of climate change.
11. High speed train issues as well as possible track installations are a concern as to where, when and how the community will be effected.

ASSUMPTIONS

Sewer System

The City of Tangent currently operates a step-sewer system that is adequately sized to meet the twenty-year need-

Land Use

Land use is based on the premise that Tangent will retain its agricultural character and economy. Assumptions for land use planning are based upon the adopted vision statements for the city.

Population

During the planning period to the year 2030, 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 that 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.