

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 that~~ may lead to **additional local** flooding. Changes in farming practices can create adverse impacts on drainage in Tangent. Changes in rainfall can have unpredictable adverse effects. **The effects of climate change could exacerbate or change this problem.**
2. With increased development there is increased potential for drinking water contamination ~~which that~~ 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~~ **has converted** Highway 34 into an expressway ~~which that~~ may **ultimately** leave **Tangent's only access** ~~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~~* CURRENT LAND USE

Buildable land inventories are periodically updated and may be accessed at City Hall. They are also referenced in other sections of the Comprehensive Plan.

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.

	LAND AREA			2007 CITY LAND USE DISTRICTS					
	CITY	EFU	UGB CITY	RS-10	RM-10	RM-6	CC	HCA	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%	19.26%	2.99%	13.23%	13.81%	15.99%	35.97%
DEVELOPED LAND			217.04	29.97	15.52	48.34	25	39	62
VACANT LAND			322.21	69.51	0.00	24.99	49.27	46.12	132.32
CONSTRAINED LAND			49.34	1.08	0.00	8.40	3.51	4.66	27.69
BUILDABLE LAND			273.26	54.45	0.00	16.59	46.14	41.46	104.63
				COUNTY UGB					
				RR-2.5				RCM	LI
COUNTY UGB			106.00	68.54				11.69	25.77
DEVELOPED LAND			26.59	16.99				0.00	9.60
CONSTRAINED LAND			15.51	11.84				1.75	1.91
BUILDABLE LAND			63.90	39.71				9.94	14.26
TOTAL ACRES			645.25	167.02	15.52	71.33	74.48	97.17	219.73
TOTAL BUILDABLE ACRES			337.17	104.16	0.00	16.59	46.14	51.40	110.89

LAND USE DISTRICTS (ZONES)

UGB

(Within) Urban Growth Boundary

CC

Community Commercial

EFU

Exclusive Farm Use

GI

Industrial (in the City)

HCA

Highway Commercial/Industrial

RM-6

Residential Multi Family
(minimum 6,000 sq ft lot)

RM-10

Residential Multi Family
(minimum 10,000 sq ft lot)

RR-2.5

County Rural Residential (2.5 Acres)

RCM

County Rural Commercial

LI

County Limited Industrial

** 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.

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.

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 town
- places for wild plants and animals
- cleaner air and water

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

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~~ 2030.

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 [required needed housing](#), 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~~ [that](#) 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.

Policy 2.5.5 [The City shall follow a land use planning process that preserves local control consistent with statewide planning goals.](#)

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 Environmental constraints on building	2002	Tangent City Hall— Tangent Local Wetland and Riparian Areas Assessment: Wetlands (map)