
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 there from 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 there from 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 1A: City of Tangent Comprehensive Plan Map

The citizens of the new city quickly began the task of developing a Comprehensive Plan that 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 that 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 that 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 worked on developing a Comprehensive Plan that would 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 was a major foundation of this Comprehensive 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 Comprehensive plan draft prepared by the Tangent Planning Commission. This Comprehensive 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 Comprehensive Plan.

During the final stages of the development of the Planning Commission draft Comprehensive 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, that became the Tangent Comprehensive Plan, was rejected by the Land Conservation and Development Commission in November, 1984. The LCDC found that the Comprehensive 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 Comprehensive Plan with affected jurisdictions.

The Comprehensive 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

As of 2010, a Regional Shopping Center has not been considered for Tangent. However, regional shopping centers have developed in surrounding communities including Lebanon, Albany, and Corvallis.

Tangent uses two sources for its population projections for planning; The US Census Bureau and Certified Population Estimates from the University of Portland. The 2009 University of Portland estimate for Tangent is 1000. The latest US Census data for the population of Tangent was in 2000 and was 933. In 1990, the Census Bureau listed Tangent at 556. Although not certified by the US Census Bureau, Tangent's population was estimated to be 478 in 1980. The current growth rate for Tangent is 2.17% as coordinated with Linn County, Oregon but the rate has been less than 2.17% over the last ten years.

In 1987 the sewer system was installed and functional by the end of 1988. The sewer system precipitated growth in 1990 that included two manufactured home parks and a 40+ single-family subdivision. In 1990 Hwy 34 was reconstructed. At that time, 80 acres was added into the industrial zone.

In 2005, an effort was made to bring in two – 80+ acre parcels into the City's Urban Growth Boundary for residential development. This effort was defeated. At that same time, the city was petitioned to have its coordinated population projection reduced from 1583 by 2020 to 1501 by 2026. This effort was successful in 2006, and the City's current coordinated population projection with Linn County, Oregon stands at 1501 by 2026. Additionally, the Planning Commission held a series of workshops in an effort to develop Tangent's Vision Statements. These were approved and incorporated into the Comprehensive Plan by the voters in 2006.

In 2007, Tangent applied for and received a planning grant from Oregon Department of Fish and Wildlife to study and develop methodologies of alleviating Tangent's seasonal flooding and drainage problems and to identify areas for habitat protection, restoration and future planning where possible. This was to amend Tangent's Master Drainage Plan in the future.

In 2008, Tangent applied for and received a Transportation Growth Management, (TGM) Grant and based on Tangent having a Vision in its Comprehensive Plan, it quickly and substantially grew to accommodate many of the changes that were needed in the Comprehensive Plan in general as well as to remedy the remand of the Transportation Plan, given by the Oregon Department of Land Conservation and Development, (LCDC) from a previous year. The TGM grant work also incorporated findings and suggestions from the Drainage Study Report.