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# 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 that 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. Five vacant acres are in the 100-year flood plain.

The Tangent Urban Growth Boundary includes all land within the area shown in Figure 16.

Agricultural parcel sizes within the Tangent Urban Growth Boundary, outside the City limits, range from 0.19 to 12 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 is using a forecasted population of 1501 by 2030 as its long-range projection for future growth. The coordinated growth rate with Linn County is 2.17%. The actual growth rate over the last 10 years has been closer to 1%.

### **Factor 2: Need for Housing, Employment Opportunities, and Livability.**

In determining the City's Urban Growth Boundary, (UGB) 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 slow to moderate amount of growth occurring to the year 2030. A step sewer system to serve the area within the UGB, that will accommodate the planned population increase, has been constructed, and there is anticipated capacity for the UGB as well as the existing buildable lands within the City Limits.

According to the Housing Needs Analysis Model developed by the Oregon Housing and Community Services Department, Salem, Oregon, housing needs in Tangent through 2030 can be met with the current supply of land within the UGB, and no additional land or UGB expansion is needed. Further information on this can be obtained from section “State Goal 10, Housing,” in this Comprehensive Plan.

Employment opportunities for the City of Tangent are defined in the section: Economic Development in this Comprehensive Plan.

Tangent developed and adopted several vision statements addressing livability in this community, see Introduction and Vision Statements in this Comprehensive Plan.

### **Factor 3: Orderly and Economic Provision for Public Facilities**

The community facilities element of the Comprehensive Plan contains background data on present community facilities and services, including: schools, parks, water and waste disposal, storm drainage, solid waste disposal, fire 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; aquifer, and hazards like seasonal flooding. 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 first using all buildable land within the UGB before additional land is brought in, thus meeting State Goal 3, preserving and maintaining agricultural lands. 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. The Comprehensive Plan reinforces the land use patterns through policy guideline for future growth.

Industrial development has been confined to those areas of Tangent that 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 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

The Residential land use designation in the northern, UGB area respects the existing land use pattern and provides development opportunities.

## **Factor 5: Environmental, Energy, Economic, and Social Consequences**

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

The environmental element of the Comprehensive Plan and the recent Hydrological Study performed by ICF Jones & Stokes in 2009, 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 2030. The Tangent Comprehensive 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.

## **Factor 6: Retention of Agricultural Land**

Preservation of agricultural land was a major concern during Comprehensive Plan preparation. The majority of this area will continue to be used for agriculture in the foreseeable future.

Except in the floodplain, 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 that 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 Comprehensive 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 that 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. The City is working towards a form of greenbelt. This will be a zone of farmland, parks, riparian area or open country surrounding Tangent that will be officially designated as such and preserved from urban development between Tangent and its surrounding communities.