

CITY OF CAVE JUNCTION
COMPREHENSIVE PLAN

1. FOREWARD

WHAT IS A COMPREHENSIVE PLAN?

INTENT. It is the intent of this plan to: establish a coordinated land use planning process and policy framework to guide land use decisions and related actions, assure an adequate factual basis for those decisions and actions, and comply with the state-wide land use planning goals. Further, through adoption of this plan, the City Council will provide the City with: a definite set of policies to guide future development of the community and a framework to view specific projects and proposals against long-range development concerns.

The development, adoption, implementation and revision of a land use plan constitutes the "planning process." The intent of this process is to develop guidelines to be used by both the public and private interest in making decisions relative to land use. This plan is intended to be used as a guide in the following ways:

A. GENERAL GUIDE FOR PUBLIC DECISION MAKING

Land use plans provide public governing bodies with the basis for making decisions regarding the allocation of land uses, population densities, and development standards.

Without such a guide, it is difficult, if not impossible, to make land use decisions which are economically and environmentally sound, provide compatibility among different activities and in general provide orderly change and growth.

B. GENERAL GUIDE FOR PRIVATE DECISION MAKING

Private individuals and businesses, including large scale land developers, can effectively use a land use plan to determine the best locations for carrying out their activities. The individual seeking a single homesite, the business seeking a new commercial market, and the developers seeking the most appropriate location for a housing tract can all use the plan as a basic reference document. Since the plan represents public policy, private decisions in accordance with it are encouraged.

Aside from being a locational guide for private decisions, the plan provides private decision makers with a store of basic information about socioeconomic conditions, land use patterns, environmental concern and public service requirements. Use of this information will help private decision makers to understand and support public actions based on the same information. It will also alert them to the

problems and needs of the community, and will provide directions through which private decisions can assist in solving the problems and meeting the needs. In these ways, the "public sector" and the "private sector" can work together to achieve common ends.

C. GUIDE FOR PROVIDING PUBLIC SERVICES

By indicating the direction and nature of growth and change, public bodies can program for capital improvements such as schools, roads, utilities, parks, recreation facilities, etc., in order to obtain maximum efficiency and utilization of these services.

D. GUIDE FOR FUTURE STUDIES

In the process of gathering data and information for a land use plan (i.e., information on population, natural resources, economics) it sometimes becomes apparent that detailed studies in specific areas are needed.

Additionally, a land use plan is the first step in the development of performance standards for future land use proposals. Having identified the nature and character of an area and established policies for land use, performance standards can be used to relate particular development proposals to the natural and environmental limitations of a particular site.

COMPONENTS. This Comprehensive Plan is made up of several components, all of which must be consistent and mutually reinforcing.

Planning Inventory - This is information about the physical and man-made environment including resources, public and private structures and facilities, social and economic conditions and many other factors. The plan uses this information to project future needs and determine what constraints and opportunities will likely affect the future. The conclusions or findings of fact generated by the inventory provide the basis for policies and recommendations developed in the plan.

Policies - These are statements of how the City will act or what the City will allow. Future land use decisions by the City are intended to be made on the basis of adopted policies contained in this plan. Policies generally use the verbs "shall" or "will" and have the status of a local ordinance.

Recommendations - These statements suggest an action that should be taken by the City, other individuals or groups, or other agencies. Recommendations are not mandatory.

Land Use Plan - This is a map or diagram showing the anticipated location of various uses such as homes, businesses and public facilities. The land use plan is a guide for the adoption of zoning. The adopted zoning must be in conformance with the land use plan.

Urban Growth Boundary - The Urban Growth Boundary describes the area anticipated to be needed for urban development and annexation to the City over the next twenty years. No annexation may take place of lands outside the boundary as it may be adopted and later amended.

Area of Concern - The City recognizes that it may be affected by land use decisions in areas which will never be annexed to the City. The City will have an opportunity to review and comment on land use matters before the County within its area of concern.

CITIZEN PARTICIPATION

Opportunities for citizen participation have been provided in several ways. The Planning Commission was appointed as the Citizen Advisory Committee to oversee the development of the plan. A citizen questionnaire was done and the results incorporated into the plan. All work sessions have been open to the public. Public hearings were held prior to the adoption of this plan. Citizen participation in all phases of land use activity will be insured in 2 ways:

- a) A process will be created which will insure that citizen's views will be sought in the development of any project affecting land use. The City, in implementing it's land use plan, will follow this procedure to insure that the community is provided information on, and views and opinions are sought regarding new projects.
- b) A Citizen Advisory Committee comprised of community volunteers will be utilized.

COORDINATION WITH AGENCIES

It is the intent of the City of Cave Junction to:

1. Coordinate land use planning action with affected public agencies and jurisdiction;
2. Work with affected local, state and federal agencies when the Comprehensive Plan is revised and when actions are carried out under the plan;
3. Assure that the growth and development effected by those agencies' actions are in keeping with the Comprehensive Plan; and

4. Cooperate with Josephine County on the establishment and change of the urban boundary and the management of the area within the boundary.

PLAN ADOPTION, REVIEW, AND AMENDMENT

Adoption. Enactment of an adopting ordinance by the City Council and acknowledgement of compliance with the statewide goals by the Land Conservation and Development Commission confers legal status to the plan. Adoption takes place following public hearings and the recommendation of a draft plan to the City Council by the Citizen Advisory Committee Planning Commission.

Review. The Citizen Advisory Committee Planning Commission will be convened every two years for the purpose of reviewing the Comprehensive Plan and determine whether a plan amendment should be recommended to the City Council.

Amendments. Plan amendments may be initiated by citizens, the Citizen Advisory Committee or the City Council. In any case, the City Council shall obtain the recommendation of the Citizen Advisory Committee before taking action on a proposed amendment. Minor changes, which do not have a significant effect beyond the immediate area of the change, may be initiated at any time, but in general should not be considered more frequently than once a year. Major plan amendments should be coordinated with the two year review cycle. Public notice of a public hearing for a proposed plan amendment shall be required 30 days prior to the hearing.

PLAN IMPLEMENTATION

Implementation of the plan takes many forms. The most obvious would be zoning, subdivision, and special land use ordinances. These ordinances must conform to the plan. The Zoning Ordinance is more detailed and specific than the plan. It regulates and restricts specific uses, provides standards for application to development permits and controls the density of population in given areas. It also outlines such requirements as height, placement of structures lot size, amount of open space and other factors. Other implementation measures include: public facilities plans and construction, capital improvement budgets, annexations, extension of services, enforcement of the building code, economic development plans, etc.

A. CITY POLICY

The plan is adopted by the City Council as a statement of the City's basic policies. These policies are an important basis upon which decisions by the City Council are reached.

Many of the specific recommendations of this plan are actually ways of implementing it. However, these recommendations, in most instances, require City Council action to be accomplished.

B. ORDINANCES

Ordinances such as zoning and subdivision control, can be utilized to guide future development so that it is in accordance with the community's objectives and future plans.

1. Zoning: The division of Cave Junction into use districts and the establishment of regulations governing permitted activities in each district.
2. Subdivision: Regulations governing the division of land within the City and establishing standards and requirements the subdivider must meet.
3. Building Codes and Permits: Regulations emphasizing structural safety and fire resistance for new construction. The most common building code adopted in Oregon is the Uniform Building Code published by the International Conference of Building Officials.
4. Abatement of Building Nuisances: Regulations whereby a City can deal with buildings that are so deteriorated as to be a nuisance. This code would allow the City to deal with existing buildings, whereas as building code would be applicable to new construction.

C. CAPITAL IMPROVEMENT PROGRAM

The City should consider various projects and decide which are most important in terms of its stated policies. The priority assigned to each project should reflect the importance of that project in working toward the community's major objective.

When the City has decided on the priority of major projects, a capital improvement program can be established. This program should indicate the estimated cost of each project, the anticipated revenues to finance them, and the timing of each one. An important aspect of this program would be the allocation of funds to maintain projects or improvements which have already been initiated.

D. COMMUNITY PROJECTS

Many possible improvements noted in the plan can be accomplished with minimum cost by various community groups. A volunteer fire department is an example of a municipal service provided by community members; capital improvements could also utilize the participation of the community. These improvements should be coordinated with the overall objectives of the City. The plan establishes guidelines for beneficial cooperation.

E. CITIZEN PARTICIPATION

One form of citizen participation was just mentioned-- working on community projects. Besides this, constructive participation in Planning Commission and City Council Meetings is essential if the plan is to adequately reflect the objectives of the community. Additionally, the implementation of Citizen Advisory Committees comprised of community volunteers will insure that citizen views will be heard in all phases of the planning process.

F. PRIVATE INVESTMENT

It is important for the City that private investors who plan to build in Cave Junction recognize and use the plan as a guide. This can help the City maintain an orderly pattern of growth, while reducing the possibility of conflict between the desires of the community and private investors. Use of the plan by private parties will be, to a great extent, dependent on how much the City uses the plan.

G. INTERGOVERNMENTAL COOPERATION

Cooperation between a number of Governmental Units and Agencies will be necessary for successful implementation of the plan.

Foremost among these units of government is Josephine County. In addition, close cooperation with the State of Oregon, school, fire and other special districts, and the Federal Government will be necessary to carry out many of the policies and recommendations of this plan.

RESOLUTION NO. 268

A RESOLUTION COMMITTING THE CITY OF CAVE JUNCTION TO CONTINUALLY PROVIDE ONGOING CITIZEN INVOLVEMENT OPPORTUNITIES IN ALL PHASES OF THE PLANNING PROCESS.

WHEREAS, it is necessary to provide the Land Conservation and Development Commission for the State of Oregon with evidence of a comprehensive plan policy which commits the City of Cave Junction to continually provide citizen involvement opportunities in all phases of the planning process; and

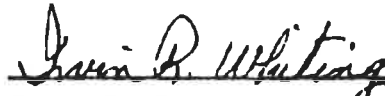
WHEREAS, the City of Cave Junction has had a policy of providing notice to the public on each and every hearing and procedure both during the implementation of the Comprehensive Plan, and on an ongoing basis thereafter; and

WHEREAS, the City of Cave Junction's Planning Commission has been given the authority to act as the Citizen Advisory Committee;

BE IT RESOLVED, that the City of Cave Junction shall be committed to continually provide the citizens of Cave Junction with citizen involvement opportunities in all phases of the planning process.

PASSED BY THE COMMON COUNCIL OF THE CITY OF CAVE JUNCTION THIS 5th day of November, 1984.

Submitted to and approved by the Mayor of the City of Cave Junction, this 5th day of November, 1984.



Irvin R. Whiting, Mayor

Attest: 

Bud Phillipp, Recorder

Bud Phillipp, Recorder



Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

February 11, 1980

Mayor Cecil Bruner
City of Cave Junction
P. O. Box F
Cave Junction, OR 97523

Dear Mayor Bruner:

Please excuse this delayed response to your request to use the Planning Commission as the Citizen Advisory Committee. Our Committee has followed the Land Conservation and Development Commission's lead by taking a longer than usual break between meetings during the holidays.

The Citizen Involvement Advisory Committee (CIAC) to LCDC discussed the problem Cave Junction has had in finding citizens willing to serve on your Citizen Advisory Committee. It appears you have already taken the only action available to you by asking the Planning Commission to serve in both capacities. Therefore, we are approving your request to amend your Citizen Involvement Program.

CIAC does urge you to continue, as you have, to provide opportunities to be involved in planning decisions and should you find in the future that there is more interest, you may wish to reevaluate your decision.

Thank you for your patience.

Sincerely,

James McCreight
Chairman CIAC

cc: Mel Lucas

JM:PC:kg

See ord. # 121

ORDINANCE No. 130

AN ORDINANCE TO PROVIDE FOR THE MOST COMPREHENSIVE METHODS AVAILABLE TO US TO GET CITIZEN INVOLVEMENT IN THE PLANNING PROCESS AND ESTABLISHING METHODS THAT ARE TO BE USED TO MEET THE LAND CONSERVATION GOALS AND GUIDELINES OF THE STATE OF OREGON.

WHEREAS, the Cave Junction City Council has approved of the Cave Junction City Planning Commission as being the Citizen Involvement Committee for the City of Cave Junction and they have also been approved by the Land Conservation and Development Commission as the CCI for the City of Cave Junction:

AND WHEREAS, a more thorough method of inviting citizens to become involved in the planning process of the City of Cave Junction must be established to comply with the goals and guidelines of the Land Conservation and Development Commission:

NOW THEREFORE, be it ordained by the City Council that:

1. Advertisement shall be made in the Illinois Valley News, a paper of general circulation in the area, of not less than three (3) column inches every other issue or every two weeks through out the planning period. This advertisement should be written by the chairman or secretary of the Planning Commission and shall include an invitation to the citizenry and a brief description of the items to be discussed that are relative to the comprehensive plan.
2. Liasons shall be established by direct mail to the existing Citizen Involvement Committee of the Illinois Valley and an invitation be made to them at attend all the meetings, and act as advisors to the Commission.
3. A second five (5) member citizens involvement committee shall be established by the City Planning Commission from the populous at large. This Committee shall include only residents of the City of Cave Junction with no time requirements as to residency, and shall be geographically representative of the city limits.

The intent of the committee is to provide liason between citizenry, the CIC of the Illinois Valley and the City Planning Commission. It is also intended that this committee act as advisors to the CIC and the Planning Commission.

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4. The City Council shall, beginning fiscal year 1977-78, provide the Planning Commission with an annual budget for the purpose of direct mail-outs of questionnaires and informational data.

This money may be applied for from the state as a planning grant. This budget shall also allow for the placement of posters and other materials in public places to inform the populous of the planning proceedings and their opportunity to become involved.

5. The City Council shall also provide that the Planning Commission use any other method it deems reasonable and necessary within its budget to get the citizenry of the City of Cave Junction and the entire Illinois Valley involved in and/or informed of the comprehensive plan and the makeup thereof.

WHEREAS, this ordinance is deemed by the Council to be necessary and advisable for the immediate preservation of the health, peace and safety of the City of Cave Junction and its inhabitants, that this ordinance may be introduced and read, once in its entirety and twice by title alone and shall be placed upon its final passage and passed at such meeting and shall be in full force and effect from and after its passage by the Mayor.

PASSED by the Planning Commission this 3rd day of November, 1976

PASSED by the Common Council of the City of Cave Junction this 3th day of November 1976.

SUBMITTED TO AND APPROVED by the Mayor of the City of Cave Junction this 9th day of November, 1976.

W. B. E.
Planning Commission Chairman

A. J. Duvor
Mayor

ATTEST:

Dorlene Anderson
Planning Commission Secretary

ATTEST:

Edith M. Clark
City Recorder

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Ordinance No. 130

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ORDINANCE NO. 137

AN ORDINANCE TO AMEND ORDINANCE NO. 130 THAT PROVIDED, FOR THE MOST COMPREHENSIVE METHODS AVAILABLE TO GET CITIZEN INVOLVEMENT IN THE PLANNING PROCESS AND ESTABLISHING METHODS THAT ARE TO BE USED TO MEET THE LAND CONSERVATION GOALS AND GUIDELINES OF THE STATE OF OREGON

THE COMMON COUNCIL OF THE CITY OF CAVE JUNCTION DOES ORDAIN AS FOLLOWS:

Section 1. Section 3 of Ordinance No. 130 is hereby amended to read:

A second seven member citizens involvement committee shall be established by the City Planning Commission from the populous at large. This committee shall include only residents of the City of Cave Junction with no time requirements as to residency, and shall be geographically representative of the City limits.

The intent of the committee is to provide liason between the citizenry, the CIC of the Illinois Valley and the City Planning Commission. It is also intended that this committee act as advisors to the CIC and the Planning Commission.

Section 2. Whereas it is necessary and desirable that the ordinance shall be effective, an emergency is hereby declared to exist in the interest of the public peace, health, and safety of the City of Cave Junction and its inhabitants, and this ordinance may be read once in full and twice by title alone and placed upon its final passage at any one meeting of the Common Council of the City of Cave Junction and shall be in full force and effect from and after its passage by the Mayor of the City of Cave Junction.

PASSED BY THE COMMON COUNCIL of the City of Cave Junction, Oregon
this 11th day of April, 1977.

SUBMITTED TO AND APPROVED BY THE MAYOR of the City of Cave Junction,
this 12th day of April, 1977.


Glenn W. Anderson Mayor

ATTEST:


Edith M. Clarke City Recorder

(CITY SEAL)

2. CAVE JUNCTION: HISTORY, CLIMATE, AND POPULATION

HISTORY

About the time of the gold rush in California, two sailors jumped ship in Crescent City and discovered gold near Waldo. Following these first two white men in the area was a small gold rush which populated the Illinois Valley and led to the establishment of a County Seat at Kerby, just North of what is now Cave Junction. However, the construction of the railroad, which bypassed the Illinois Valley, led to the establishment of Grants Pass as the major urban center and County Seat.

Elijah Davidson discovered the Oregon Caves while hunting in 1874. During the 1890's private developers opened the caves as a tourist attraction. In 1909, President Taft, at the urging of Joaquin Miller and other influential men, proclaimed the caves as a National Monument. The state highway leading to the Oregon Caves intersects the Redwood Highway at Cave Junction.

The City of Cave Junction was incorporated in 1948. The 1950 U.S. Census counted 283 residents. In approximately 100 years, this site has been transformed from unexplored wilderness to the second largest of two cities in Josephine County. In thirty years after incorporation, population has increased four-fold, and Cave Junction has become a governmental and commercial service center for the Illinois Valley.

CLIMATE

According to the Illinois Valley Chamber of Commerce: the climate in the Illinois Valley is frequently referred to as the "Banana Belt" of Oregon. The winters are mild with average rainfall of 40 inches. The year-round water supply is primarily from the snowpack on the Siskiyou Mountain Range on the East and South of the valley. Some water is supplied by the Coastal Range to the West of the valley. Winter temperatures are seldom colder than 20°F. Snowfall on the valley floor is rarely as much as 6 inches and will be melted within a day after the snow stops falling. A few minutes drive in the winter will get you into snow-covered slopes for sledding and snowballs. In the spring the valley comes alive with new growth on trees and the blossoms of rare wild flowers including many varieties of orchids and lilies. Spring showers and winds bring white fluffy clouds to the beautiful clear blue skies. Temperatures are unpredictable, but spring frost to damage the fruit crop is rare. The summer days are warm, sometimes over 100, but the nights are too cool to sleep without a blanket. The days are long and in midsummer the western sky stays light as late as 10 P.M. Late summer and early fall is Wild Blackberry time. Along the highways and byways grow some of the most delicious berries in the world, free for the picking. The Deciduous Oak trees begin to turn a brilliant yellow, combined with the other fall colors they create a breathtaking view throughout the valley. This makes Thanksgiving weather something special and Christmas week usually brings a light snow that turns the whole valley into a Christmas greeting card.