

GOAL 14 LAND USE AND URBANIZATION

The plan diagram contained in this section, together with the written statements provides a policy framework for future land use decisions by the City of Cave Junction and for coordination with Josephine County.

In order to provide for an orderly and efficient transition from rural to urban land use, a dual urban growth boundary system has been adopted by the City of Cave Junction. The establishment of the two boundaries is a result of a cooperative process between the City of Cave Junction, the Land Use Conservation and Development Commission of the State of Oregon, and Josephine County. The data used to determine the boundary system is based upon the seven factors listed in the Statewide Planning Goals.

(see Map)

The dual boundary system consists of an Immediate Urban Growth Boundary (I.U.G.B.) as shown on the map which covers approximately 1,689 acres. This area has been approved by the City of Cave Junction and Josephine County and is to be interpreted as the official present urban growth area.

The Future Urban Growth Boundary (F.U.G.B.) as shown on the map covers approximately 920 acres of a reserve area which represents the natural limit of the ultimate expansion of the City of Cave Junction. This area has been approved by the City of Cave Junction and Josephine County. For purposes of this planning period, the Immediate Urban Growth Boundary shall be treated as the official boundary for planning purposes. However, the plan shall contain a process for amending said Immediate Urban Growth Boundary at such a time in the future as the reserve area is needed for planning purposes. It should be noted herein that the development of a strategic mineral mining industry in the Illinois Valley could significantly increase population growth beyond the projected population target of 3,400 people. In this event, the City has placed 920 acres in its Urban Reserve area to properly plan for the eventuality of such a population increase.

The Proposed Land Use Diagram designates land uses for all lands within the City limits of Cave Junction and the Urban Growth Boundary. These land use designations provide a guide for land use decisions in general, and in particular, for the adoption of zoning districts. Upon execution of a joint management agreement with Josephine County, the plan diagram will also provide a guide for land use actions by the County within the City's Urban Growth Boundary.

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.

THE FOLLOWING LAND USE DESIGNATIONS HAVE BEEN USED IN THE LAND USE DIAGRAM:

Single Family Residential. This designation is intended primarily for single family housing. The maximum density for single family housing is 6.2 dwelling units per acre. This plan recognizes the importance of Mobile Homes in providing affordable housing in the community; Mobile Homes as well as conventional "stick-built" housing are permitted within this designation. Two-family dwellings may be permitted as a conditional use of lots 9,000 square feet or greater. In addition, neighborhood-oriented facilities such as churches, schools, parks, hospitals, and public or quasi-public buildings may be permitted as conditional uses. Rural uses, which are transitional to ultimate urban development, are permitted as conditional uses, and mobile home parks are conditional uses.

Multi-Family Residential. This designation is intended primarily for apartments or townhouses. Maximum density is 33.4 units per acre, although this density may not be attained in a particular development due to parking, setback, height limitations and other development standards. All of the uses listed above under low density residential are permitted as conditional uses.

Commercial. This designation is intended primarily for retail or service-oriented businesses. Residential units are permitted in a commercial building. Public or quasi-public uses may be permitted as conditional uses. All of the uses listed above under single family residential and multi-family residential are permitted as conditional uses.

Industrial. While no area has been designated specifically for industrial use, it is not the intention of this plan to prohibit light manufacturing uses or bases of operations for industrial uses such as logging or mining businesses which operate primarily out of town.

The Commercial designation allows for an industrial use, as a conditional use option. Conditions of approval would provide for mitigation of potential noise, odor, glare, heavy vehicle traffic, or visual impact.

It should be noted that a small industrial area does exist within the Immediate Urban Growth Boundary which is not within the city limits. The plan provides for this area to be preserved as an industrial resource which is earmarked for annexation at a later date. Upon annexation, these properties, also described as: Assessor's Map, 39-8-22, Tax Lots 800 and 900 will be designated as commercial properties with an industrial conditional use granted. This use coincides with Josephine County's existing rural industrial zone.

Public and Quasi-Public. These uses are primarily government buildings, schools, parks and other public facilities, and large quasi-public uses such as the cemetery. This designation is applied to existing uses which are intended to be maintained in public or quasi-public use through the planning period.

LOCATION CRITERIA

Commercial uses are generally located along Highway 101 and the Oregon Caves Highway to provide good access to businesses and to buffer residential areas from traffic. Also shown on the diagram is an industrial node of about 10 acres which is located on Caves Highway beyond the current city limits. Designation of a specific site in this area would not require a plan amendment. It should be noted the lots mentioned in paragraph 6 above are located in this node.

Multi-Family Residential areas are located close in to the downtown center to provide good access to services and to buffer the low-density areas. An additional multi-family area has been designated adjacent to the new shopping center at the north end of Laurel Road.

Low Density Residential areas are less centrally located, are not committed or needed for more dense development, or have constraints such as slope which limit density.

THE URBAN GROWTH BOUNDARY

This boundary, shown on the proposed land use map, defines the maximum area which is expected to be needed for urban growth and to require urban services during the planning period. The location of the immediate and future Urban Growth Boundaries are based on a comparison of existing and future land needs and the seven factors listed in Statewide Goal 14.

Existing Land Use: An inventory of existing land use is shown on the following map and the table below. It should be noted that the city has no industry, but has a significant amount of commercial land, which has the potential to be converted into the industrial classification through the conditional use process.

Land Needed: These estimates are based upon compact urban densities. It is doubtful that maximum density can be obtained due to division of small parcels which already exist. In compiling the data to be used for the determination of land needs in the residential classifications, a 4 person per acre was utilized. At this time the existing population density is 2 persons per acre. If the straight line calculation were utilized using the existing density the amount of land needed for residential purposes alone would be 1,700 acres. As this exceeds the amount of land allotted for the immediate Urban Growth Boundary the City chose to use the 4 persons per acre figure to produce a more orderly and realistic acreage figure for the year 2000 of 850 residential acres needed.

Commercial Land Needs: The City has determined through a ratio of the existing 123.43 commercial acres that the projected need for the year 2000 for commercial acreage is 170 acres. However, the City has chosen to include other lands totalling 300 acres under the commercial designation, creating a very high proportion of commercial acreage for a city of 3400 people. To explain the City's rationale for such a decision, it must be realized that Cave Junction is the urban center for the whole Illinois Valley which the U.S. Postal Service says has a population of 12,866 at this planning period (see

Exhibit "D"). It has been noted that the majority of these residents must go to Grants Pass, 30 miles away, to shop. However, as the city grows and is able to support a wider variety of commercial businesses, it will no longer be necessary to travel to Grants Pass to do business. The total support population in the Illinois Valley at this time multiplied by the estimation factor of .05 shows a need for 643 acres of commercial land. Thus, the City has chosen to provide 300 acres of commercial land within the Immediate Urban Growth area in order to provide the service expansion necessary for the residents of the Illinois Valley along with the City of Cave Junction's needs.

Industrial: Land needs are not projected to increase with great significance, although it is hoped that some industrial uses will locate in Cave Junction at some time in the future due to the efforts of the Illinois Valley Economic Development Committee. IVEDCO's policy is to promote light industry in the Cave Junction vicinity in order to diversify the immediate base. It should be noted that the majority of the lands designated for this use are outside of the city limits, but within the Urban Growth Boundary area.

Public acreage is estimated to be the existing public and quasi-public acreage within the Urban Growth Boundary.

Street acreage is estimated to be approximately 17% of the total Urban acreage (residential, commercial, industrial, public).

	<u>Land Use - Acres</u>	
	<u>Projected to YR 2000</u>	
	<u>Existing City</u>	<u>Needed to YR 2000</u>
Residential	556.93	850
Commercial	123.43	300
Industrial	1	18
Streets	48	283
Public	<u>82.72</u>	<u>238</u>
TOTAL	812.08	1,689

NOTE: THESE ACREAGES ARE BASED ON A PROJECTED POPULATION OF 3,400.

Urbanization Factors: Demonstrated need to accommodate long-range urban population growth. The target population of 3400 people projected in a dense urban pattern will require the available acreage as shown on the plan map. In order to provide for unanticipated industrial development within and beyond the current planning period, the dual boundary system has been adopted by the City. Thus, in the event that the current Immediate Boundary should become obsolete within or beyond the current planning period, the City has the option of amending the Immediate Boundary by the policy established on page 4.

The Immediate Urban Growth Boundary was formulated in the following manner:

1. To the North, the Boundary follows the City limits which is a natural limitation.

2. To the South, the Boundary follows the natural line of the Illinois River.

3. To the East, the Boundary is drawn as a result of long range population calculations.

4. To the West, the Boundary is the natural line of the Illinois River, and long range population calculation.

The Future Urban Growth Boundary the additional 920 acres may be needed for the proper development of Cave Junction's sewer and water delivery systems. These systems were designed on the basis of geologic features. Several integral components of these systems lie within the 920 acre zone. Private development of the urban reserve areas may be needed to assist in the development of these integral outlying components. For example, a needed reservoir lies on the extreme periphery of the boundary. Private development between the reservoir site and the boundary area's core will most likely be needed in order to assist in the financing of extending main lines to connect the reservoir to the City water system. Without permitting such development, the City could suffer from limited reservoir capacity. In addition, the sewer and water systems are designed to accommodate the entire area within the boundary. The City must have these areas committed to eventual urbanization, in order to justify the commitment of resources to the complete development of these systems. It must also be noted that most of the unincorporated area within the Future Urban Growth Boundary including this 920 acres area is planned for residential use by Josephine County. Much of this area has very limited septic capability. It is a real possibility that the City may be forced to annex these areas on a piecemeal basis. The City's theory behind placing this 920 acres into the Future Urban Growth Boundary is to anticipate and prepare for provision of services the area will eventually necessitate.

The final rationale for including the 920 acres in the boundary is that the boundary represents the natural limit to the ultimate expansion of Cave Junction. The Illinois River on the South and West is a barrier to development in those directions. Public lands on the North and South provide a logical boundary.

1. Demonstrate need to accommodate long range urban population growth requirement consistent with LCDC goals.

The additional 920 acres of the urban reserve must necessarily be included in the Future Urban Growth Boundary in order to:

- (1) Accommodate otherwise unanticipated population growth.
- (2) Properly develop Cave Junction's sewer and water delivery system.
- (3) Prevent these areas from forced services extension on an unorganized basis and plan for their eventual inclusion into the City.
- (4) And to provide a natural and logical boundary for the City.

Additionally, the plan provides that:

- (1) Land within the Future Urban Growth Boundary shall be available for annexation to the City as services can be economically provided.
- (2) Before land is annexed to the City, the owner must demonstrate to the City that urban services are available to the property or that the owner will pay the costs of service extensions.
- (3) The City limits of Cave Junction shall be contiguous.
- (4) It is the policy of the City that each new development area will be required to pay its own way. With such a policy, it is not necessary to use the boundary to constrict growth; economic considerations (development costs) will naturally provide an orderly, economic, and compact growth form.
- (5) The increasingly high costs of land development will insure that land is developed at efficient urban densities. This plan and the zoning ordinance allow and promote dense residential development.
- (6) Josephine County and the City of Cave Junction shall encourage the orderly and economic provision of public facilities and services within the Future Urban Growth Boundary.
 - A. The division of lands and development of property within the Future Urban Growth Boundary shall be in accordance with the phased provision of urban services, as adopted by the City and County.
 - B. Neither the City nor the County shall create any special districts for the provision of utilities, public facilities or services to the City of Cave Junction urbanization areas unless such districts:
 - (1) Fall entirely within the Future Urban Growth Boundary.
 - (2) Have been approved by both parties.
 - (3) Are to be managed by the City Council as general purpose units of the City or by the County Board of Commissioners as a County Service District.
 - (4) Are consistent with the phased provision of urban services as adopted by both parties.
- (7) Services shall be resource effective. Services shall not be extended past the carrying capacity of the resource base of that service, and shall utilize the resource in the most effective way practicable.
- (8) The type, locations and phasing of public facilities and utilities shall be used by the City and County in a coordinated fashion as factors to direct urban expansion, and to implement adopted community land use policies.

- (9) Dense levels of development at less than one acre per unit shall require a public sanitary sewage system. The City may determine in some areas that provision of sewers to an area is uneconomic and allow development on temporary subsurface systems where DEQ requirements are met.

The application of these policies and the design of the Future Urban Growth Boundary will prevent the development of goal violating scattered growth and will ensure that urban uses will occur in an orderly efficient manner.

The City considered the approach of designating this reserve area as not available for urban development. However, this approach was rejected for the following reasons:

- The adopted boundary is a natural limit to the ultimate expansion of Cave Junction. The Illinois River on the South and West is a barrier to development in those directions. Public lands on the North and West provide a logical boundary.
- There are several large acreages of vacant land which are ready for development but are now reserved by the property owners as estate lands. If these lands are not available for development, they could be so designated in the plan. However, since these lands are logical for development, no purpose would be served by designating them as reserve in the plan.
- Most of the unincorporated area within the boundary is planned for residential use by Josephine County. Much of this area has either very limited groundwater or very marginal septic drain field capability. The real possibility exist that the City will eventually be forced to annex these areas. The greater areas now designated as agriculture and forest use will force more rural residential development to the unincorporated area surrounding Cave Junction. (See Appendix.)

II. Need for housing, employment opportunities and livability. This plan has provided adequate land to meet these needs. The acreage needed for housing has been projected and designated for residential use in the plan. Employment opportunities are provided in the commercial area. There is no basis to predict a need for industrial land. Adequate public land is available for open space to promote livability.

III. Orderly and economic provision of public facilities and services. It is through planning the policy of the City that each new development area will be required to pay its own way, by means of systems development charges. (See Exhibit S.)

IV. Maximum efficiency of land uses within and on the fringe of the existing urban area. The increasingly high costs of land development in conjunction with the Planning Commission and City Counsel review of land use actions with the objective of achieving maximum efficiency of land use, will insure that land is developed at efficient urban densities. This plan and the zoning ordinance allow and promote dense residential development.

V. Environmental, Energy, Economic and Social Consequences. Environmental natural resources and habitats have been considered. The target population is within the air, water and sewage carrying capacity of the area.

Energy- all areas within the boundary are within two miles of the commercial center. This is a compact area involving short driving distances and distances which make bicycles and walking feasible for daily transportation.

Economic - adequate area has been provided for economic development. The City's pay-as-you-go policy will dictate economic provision of services.

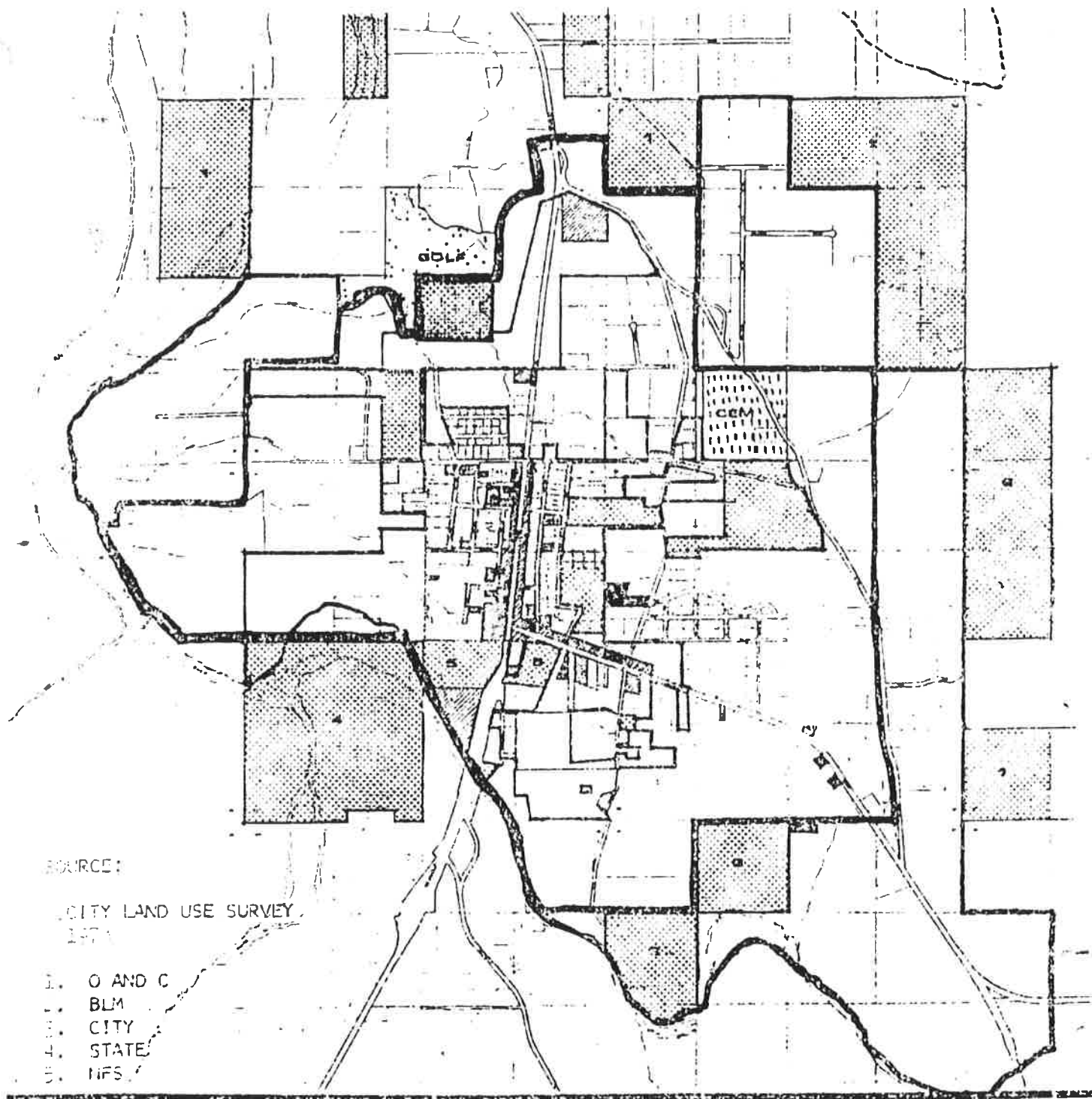
Social Consequences - this boundary will allow the City to maintain a small town atmosphere.

VI. Retention of agricultural land. Prime agricultural land has been inventoried and an exception taken. Josephine County has also taken an exception and designated the unincorporated area within the boundary as rural residential. Such a designation already commits the area to residential use. Hence, the inclusion of the area within the boundary does not commit any additional agricultural land to development.

VII. Compatibility with nearby agricultural activities. There are no significant existing or potential agricultural uses within or adjacent to the boundary. The area at the Eastern boundary is not prime agricultural land and requires no buffer. On the South and West, the Illinois River provides a buffer. On the North, public lands and the golf course provide a buffer.

Policies:

1. Land within the Future Urban Growth Boundary shall be available for annexation to the City as services can be economically provided.
2. Before land is annexed to the City, the owner must demonstrate to the City that Urban services are available to the property or that the owner will pay the costs of service extensions.
3. The City limits of Cave Junction shall be contiguous.
4. A change in the Future Urban Growth Boundary shall constitute a major plan amendment.
5. All land use actions on unincorporated lands within the Future Urban Growth Boundary shall be subject to a joint management agreement with Josephine County of planning coordination. This agreement is adopted into this plan.









SOURCE:



CITY LAND USE SURVEY
1971

1. O AND C
2. BLM
3. CITY
4. STATE
5. NFS

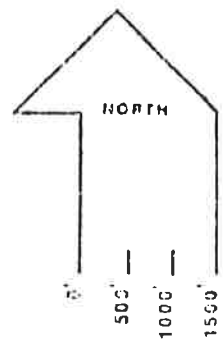
LEGEND

-  Immediate U.G.B.
-  CITY LIMITS
-  COMMERCIAL
-  INDUSTRIAL
-  RESIDENTIAL
-  PUBLIC & QUASI-PUBLIC

EXISTING LAND USE

-  RURAL DEVELOPMENT AND VACANT
-  CHURCHES

**THE CITY OF
CAVE JUNCTION
COMPREHENSIVE PLAN**



**DANIELSON
ARCHITECTS**

ONE EAST BROADWAY
MALL WALK
EUGENE, OREGON
97401 484-5757

BOUNDARY: INNER LINE IS IMMEDIATE BOUNDARY

URBAN GROWTH COMPREHENSIVE PLAN

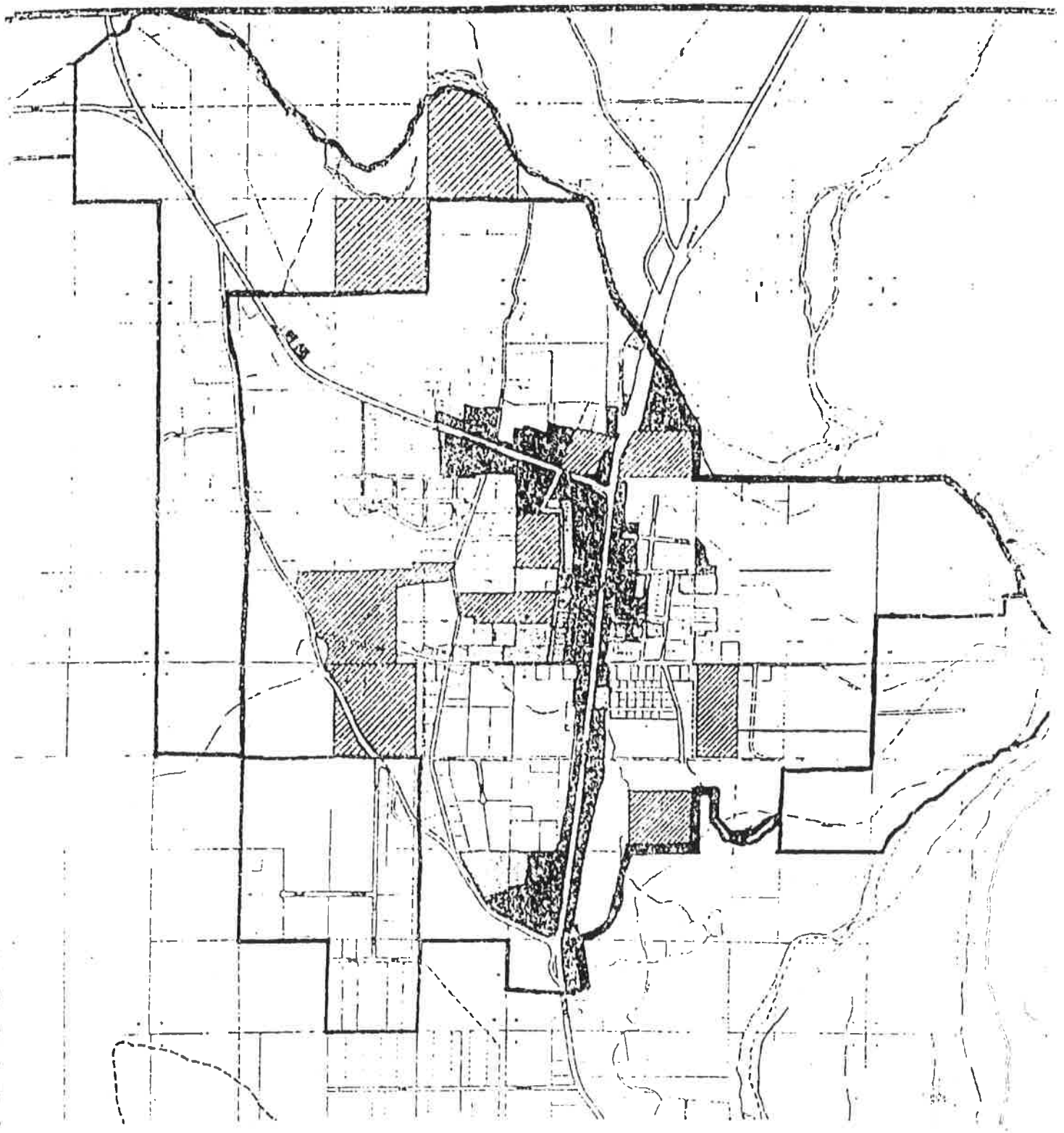
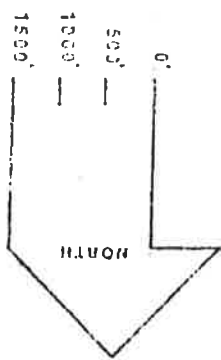
CAVE JUNCTION

THE CITY OF

ONE EAST BROADWAY
DANIELSON ARCHITECTS
EUGENE, OREGON 97401
WALK 484-3757

DANIELSON ARCHITECTS

- LAND USE
- RESIDENTIAL
- RESIDENTIAL
- RESIDENTIAL
- COMMERCIAL
- PUBLIC AND QUASI-PUBLIC
- URBAN GROWTH



JOINT MANAGEMENT AGREEMENT FOR PLANNING COORDINATION

THIS AGREEMENT is entered into by JOSEPHINE COUNTY, a political subdivision of the State of Oregon, and by the CITY OF CAVE JUNCTION, an incorporated municipality of the State of Oregon.

WHEREAS, ORS 190.010 provides that units of local government may enter into agreements for the performance of any or all functions and activities that a party to the agreement, its officers or agents, have authority to perform; and

WHEREAS, Statewide Planning Goal #2 (Land Use Planning) requires that opportunities for review and comment on plans and implementation ordinances and other measures be available between affected governmental units, and Statewide Planning Goal #14 (Urbanization) requires establishment of Urban Growth Boundaries around cities and further requires that such establishment and change be the result of a cooperative process between cities and the county in which they are located; and

WHEREAS, the rule of the Oregon Land Conservation and Development Commission concerning Acknowledgement of Compliance (with Statewide Goals) requires a city to include a written statement in its submission setting forth the means of cooperative plan management and implementation within the Urban Growth Boundary and the means by which the Urban Growth Boundary will be modified;

NOW THEREFORE, JOSEPHINE COUNTY and the CITY OF CAVE JUNCTION mutually AGREE that the following processes will be used for mutually establishing, amending and implementing an Urban Growth Boundary, and a comprehensive plan for lands within the Urban Growth Boundary:

i. GENERAL COMPREHENSIVE PLAN PROVISIONS

- A. Urban Growth Area - the CITY OF CAVE JUNCTION Urban Growth Area has been identified as urbanizable and is considered to be available over time for urban expansion. In order to promote consistency between the City's planning effort and JOSEPHINE COUNTY land use decisions and actions affecting the Urban Service Area, JOSEPHINE COUNTY and the CITY OF CAVE JUNCTION will each adopt (not necessarily by joint hearings) a comprehensive plan, containing a designated Urban Growth Boundary for the CITY OF CAVE JUNCTION.
- B. All public sector actions which fall within the CITY OF CAVE JUNCTION Urban Growth Boundary shall be consistent with the terms of this Agreement.
- C. Land Use Plan - JOSEPHINE COUNTY agrees that the land use plan contained in the CAVE JUNCTION Comprehensive Plan is the adopted plan for the unincorporated area within the Urban Growth Boundary. Prior to annexation, it shall be the role of the County, to provide for interim rural uses which will not pre-empt later conversion

to urban uses designated in the plan. In general, agriculture, forestry, open space, residential land divisions of two and one-half (2½) acre or larger, and similar uses and rural uses which would not conflict with later conversion to urban use may be permitted by JOSEPHINE COUNTY. Commercial uses not requiring urban services may be located in areas designated for commercial use.

- D. Forced Annexations - in the event areas in the unincorporated area are annexed to the City due to health hazards resulting from failing subsurface wastewater disposal systems or due to lack of adequate ground water for drinking, JOSEPHINE COUNTY will act as the lead agency for acquiring funding for improvements needed to provide services to the area.
- E. Provisions of Services - prior to annexation, the unincorporated area within the Urban Growth Boundary shall be provided with rural level services by JOSEPHINE COUNTY. The development of urban level densities or urban services and facilities shall only be permitted through annexation, agreements to annex, or compliance with mutually adopted interim development requirements. Annexations to the CITY OF CAVE JUNCTION shall be approved only upon findings that urban level services can be provided. Any and all water service made available to annexed property shall be done at the property owners expense, including all main charges and connection fees. Any and all sewer lines installed, including sewer mains and their extensions shall be at the sole expense of the property owner. Any and all streets installed on annexed property shall be at the complete expense of the property owner and shall meet all city specifications prior to the acceptance by the city.
- F. Planning and Zoning Administration - the unincorporated portion of the Urban Growth Area shall be under the jurisdiction of the County, subject to the provisions of this agreement.
- G. Roads - the creation of new roads or streets by JOSEPHINE COUNTY, especially through land partitioning and subdivision procedures shall be coordinated with CAVE JUNCTION. Major streets shall conform to the Transportation Map contained in the Cave Junction Comprehensive Plan. The City and County agree to cooperatively develop and implement a more detailed Master Road Plan to govern placement of streets and roads within the Urban Growth Boundary. At the time of annexation, the City and the County shall jointly determine whether the responsibility for maintenance of a given road shall remain with the County or be transferred to the City. In general, roads serving a larger area than the City shall be the responsibility of the County.

II. PROCESS FOR MANAGEMENT AND IMPLEMENTATION

A. JOSEPHINE COUNTY will:

1. Provide the CITY OF CAVE JUNCTION with the opportunity to review and comment on matters proposed within or by JOSEPHINE

COUNTY which fall within or will clearly affect lands or facilities or services within the Urban Growth Boundary as shown in the adopted City of CAVE JUNCTION Comprehensive Plan which may be a part of, or have an impact on, the CITY OF CAVE JUNCTION, prior to JOSEPHINE COUNTY taking action on the matter. Such matters include:

- a. Comprehensive plans and functional plans, and amendments thereto including the designation of or proposed changes to the City's Urban Growth Boundary, and/or proposed changes in land use designations or improvements within the Urban Growth Boundary but outside city limits.
- b. Proposed new or revised planning implementation ordinances and/or measures including, but not limited to, zoning and subdivision ordinances, special permit requirements and large area zoning or rezoning proposals.
- c. Application for individual land use control considerations, including the following:
 - 1) Rezoning;
 - 2) Conditional Use Permits;
 - 3) Partitions and Subdivisions;
 - 4) Planned Unit Developments; and
 - 5) Site Reviews.
- d. Proposed public improvement projects, including, but not limited to:
 - 1) Construction of, or changes to water distribution, sewage systems, and storm drainage systems;
 - 2) Major street or road construction or improvement, dedication or vacation (unless integrated with other matters, such as partitions);
 - 3) Park facilities;
 - 4) County structures and buildings.
- e. Proposed special purpose service districts under County authority.
- f. Other similar or related matters of mutual concern.

B. The CITY OF CAVE JUNCTION will:

1. Provide JOSEPHINE COUNTY with the opportunity to review and comment on matters proposed within or by the CITY OF CAVE JUNCTION which may affect lands or facilities or services outside the City limits of the CITY OF CAVE JUNCTION, or which may otherwise have a County interest, prior to the City taking action on the matters. Such matters include:
 - a. Comprehensive and functional plans, and amendments thereto, including the designation of or proposed changes to the City's Urban Growth Boundary, and/or proposed changes in land use designations or improvements within the Urban Growth Boundary;

b. Proposed new or revised implementation ordinances and/or measures, including but not limited to zoning and subdivision ordinances, special permit requirements and large area zoning or rezoning proposals;

c. Annexations to the City;

d. Applications for individual land use control considerations which may occur within the City limits which may have a significant potential impact or effect on lands, services or facilities outside the City limits, including the following:

- 1) Rezoning;
- 2) Conditional Use Permits;
- 3) Partitions and Subdivisions;
- 4) Planned Unit Developments;
- 5) Urban Renewal.

In general, proposals which may have a significant impact are proposals regarding properties contiguous to unincorporated lands, proposals which might affect traffic on County roads, proposals which might significantly increase the demand for services provided by Josephine County, and other major-impact proposals.

e. Proposed public improvement projects within the City limits, including but not limited to:

- 1) Construction of, or major changes to water distribution and sewage systems;
- 2) Street construction, improvement, dedication or vacation (unless integrated with other matters, such as partitions).

f. Other similar or related matters of mutual concern.

C. The following PROCEDURES will be followed by both JOSEPHINE COUNTY and the CITY OF CAVE JUNCTION in fulfilling the letter of this Agreement. The party to whom or by whom the action is proposed is referred to as the "originating party". The party receiving the action for review is referred to as the "responding party".

1. The originating party shall submit a copy of the proposal to the other party at the earliest opportunity, but not less than five (5) working days prior to the first scheduled official action on the proposal. (Time interval may, by mutual agreement, be adjusted to meet the administrative needs of both parties.)
2. The responding party may respond at its discretion. Comments returned to the originating party shall be in written form, and shall be considered the "official" position of the

responding party unless otherwise designated. Oral amendments to the response may also be made at the time action is taken. If the responding party takes no action prior to hearing, it will be considered that there is no objection to the proposal; however, this shall not preclude rights of appeal as provided by law.

3. Acknowledgement of Response and Conflict-resolution process for matters covered by this Agreement:

- a. Comments received by the originating party shall be given careful consideration as part of the proposed action, and shall be acknowledged in writing.
- b. If the originating party takes, or determines an intent to take, action on a proposal, for which review and comment is provided for in this Agreement, and the action is contrary to the stated position of the responding party, the originating party shall notify, in writing, the responding party of the action and the reasons for the action. If the action of the originating party is taken by a person or body with authority delegated by the governing body of the originating party, and such action is appealable to that governing body, the responding party shall be so informed. The responding party may then notify the originating party of a Disagreement concerning the matter. Such notice shall be written, and shall be submitted as specified in the ordinances and rules of the originating party for such appeals and reviews.
- c. The notice of Disagreement shall be considered an official appeal to the action, and the conflict-resolution process shall be conducted within the originating jurisdiction's appeals or other decision-making review process. Nothing in this section shall prevent the originating jurisdiction from making a tentative decision and thereby allowing for further response and/or mutual discussion prior to the making of any formal action by that level of authority.
- d. If the governing body of the originating party takes, or determines an intent to take, action on the proposal which is contrary to the position of the responding party as stated in the Disagreement, the responding party shall be notified in writing, following public hearing and deliberation of the action. The notification shall state the nature of the action, the reasons for taking it and the date by which the responding party may further respond to the originating party concerning the matter. For legislative actions during this time, the two parties may mutually

agree on the time, place and method of attempting to resolve the Disagreement. For quasi-judicial actions, the responding party's concerns must be addressed at the originating party's public hearing for that action, which will be continued for that purpose. Both parties pledge good-faith efforts toward resolving the Disagreement. Nothing in this Agreement shall alter the legal authority for decision-making of either JOSEPHINE COUNTY or the CITY OF CAVE JUNCTION.

- e. If the Disagreement cannot be resolved within a reasonable period of time ("reasonable" being recognized as variable depending on nature of the proposal) as agreed upon by both parties, then the originating party may conclude its official action on the matter.
4. This Joint Agreement may be amended by written application from one party to the other, and written concurrence by the responding party. Proposed amendments may originate from governing bodies coming from their respective Planning Commissions. Amendments shall be ratified by each governing body or delegated signatory, and made a part of this Agreement.
5. The parties shall jointly review this Joint Agreement at least every two (2) years from the date of signing thereof, to evaluate the effectiveness of the administration of the processes set forth herein and to make any necessary amendments.
6. This Agreement commences immediately and terminates June 30, 1981, except that this Agreement will automatically renew every year unless terminated by one party giving the other party thirty (30) days written notice of termination prior to the annual renewal date.

IN WITNESS WHEREOF, the parties have executed this Joint Agreement on the date set opposite their signatures.

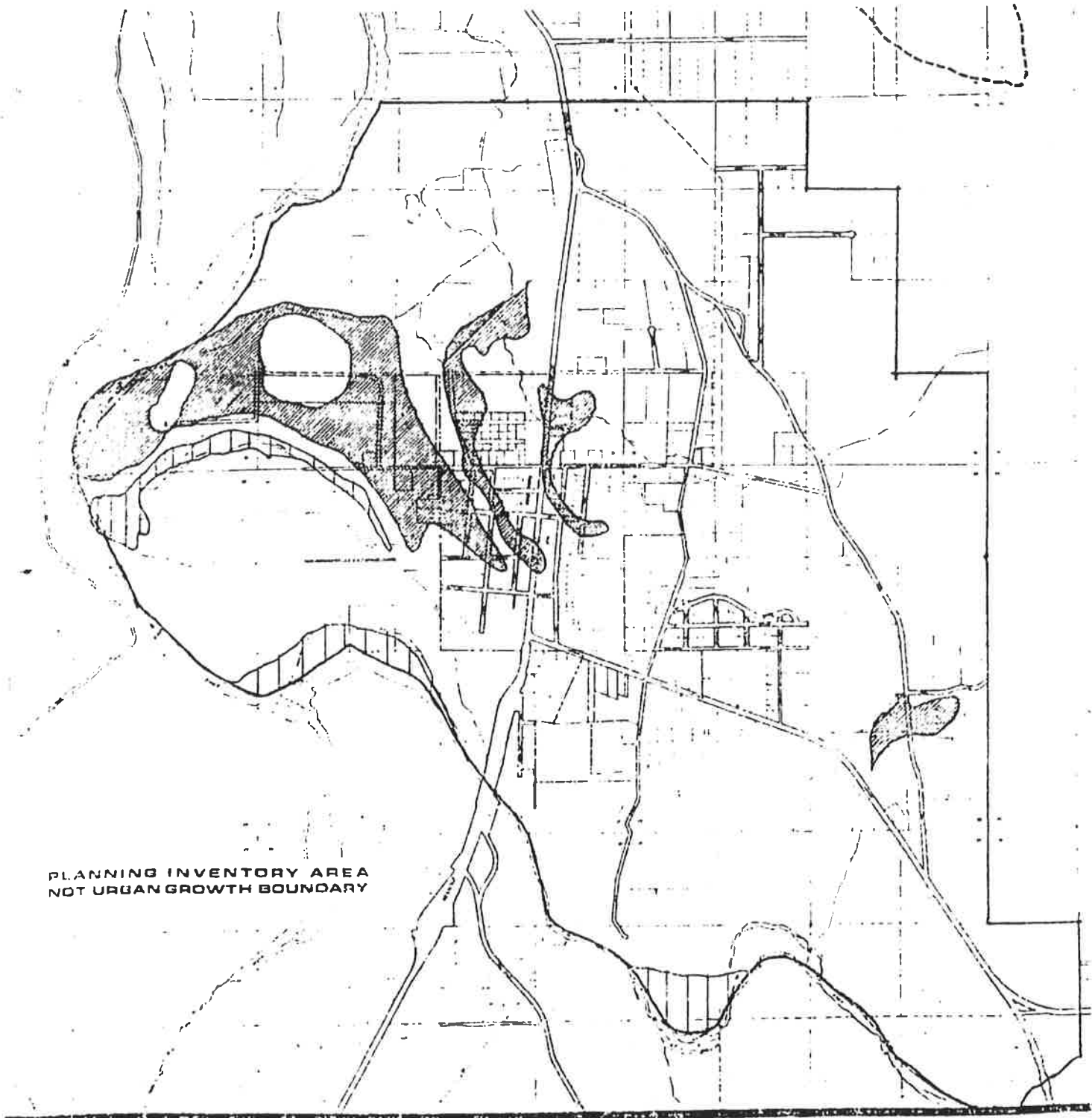
BOARD OF COUNTY COMMISSIONERS
OF JOSEPHINE COUNTY, OREGON

Date November 17, 1980

By Mary E. Benedetti
Mary E. Benedetti, Chairman
CITY OF CAVE JUNCTION




Date Nov 17 - 1980

By Kevin R. Whiting



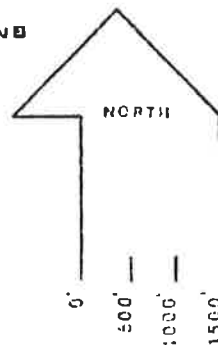
PLANNING INVENTORY AREA
NOT URBAN GROWTH BOUNDARY

LEGEND

-  MODERATE
-  SEVERE
-  SEVERE WITH FLOODING

SEPTIC SYSTEM SOIL LIMITATIONS

**THE CITY OF
CAVE JUNCTION
COMPREHENSIVE PLAN**



**DANIELSON
ARCHITECTS**

ONE EAST BROADWAY
MALL W.A.L.
EUGENE, OREGON
97401 404-575

GROUNDWATER AND SEPTIC SYSTEM LIMITATIONS

GROUNDWATER LIMITATIONS:

MOST OF THE AREA EAST OF LAUREL ROAD HAS VERY LIMITED GROUNDWATER, AS SHOWN ON THE WATER SUPPLY MAP. THIS AREA IS A SERPENTINE ROCK FORMATION WHICH ACCORDING TO A LOCAL WELL-DRILLING COMPANY, PRODUCES FROM ZERO TO FIVE GALLONS PER MINUTE AT VARIOUS LOCATIONS. THE TOTAL AREA AMOUNTS TO APPROXIMATELY 460 ACRES.

THE CITY OF CAVE JUNCTION IS CONCERNED ABOUT POSSIBLE DEPLETION OF GROUNDWATER SUPPLIES THROUGH RURAL RESIDENTIAL DEVELOPMENT CAUSING FORCED ANNEXATION TO THE CITY. JOSEPHINE COUNTY SHOULD MONITOR THE EFFECTS OF FUTURE LAND DIVISIONS ON THE GROUNDWATER SUPPLY.

SEPTIC SYSTEM LIMITATIONS:

THE ATTACHED MAP SHOWS THE AREAS WHICH, ACCORDING TO THE SOIL CONSERVATION SERVICE, HAVE MODERATE TO SEVERE SOIL LIMITATIONS FOR SUBSURFACE DISPOSAL SYSTEMS. THE CITY RECOGNIZES THAT SUITABLE SOILS CAN BE FOUND IN AN AREA WHICH IS RATED SEVERE. HOWEVER, GIVEN THAT A VAST MAJORITY OF THE LAND WITHIN THE URBAN GROWTH BOUNDARY HAS SEVERE LIMITATIONS, ATTENTION SHOULD BE PAID TO THE CUMMULATIVE EFFECTS OF DEVELOPMENT ON SEPTIC SYSTEMS AND THE POTENTIAL FOR HEALTH HAZARDS WHICH COULD CAUSE FORCED ANNEXATIONS TO THE CITY.