

Goal 3

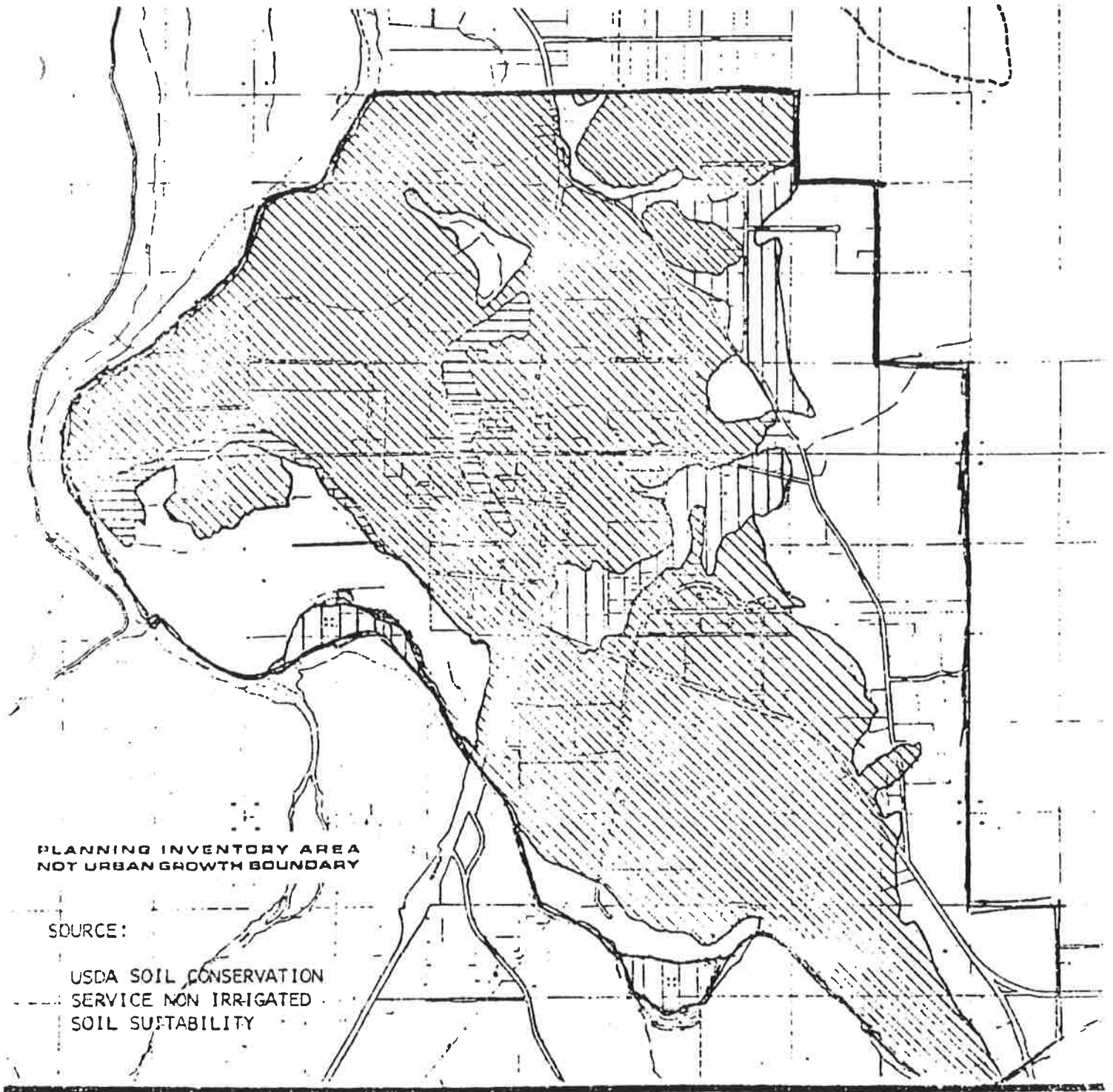
AGRICULTURAL LAND

Agricultural suitability of the lands in the area of Cave Junction were inventoried, using data supplied by the U.S.D.A. Soil Conservation Service. In general most of the City and surrounding area is agricultural land except for large areas East and Southwest of the City, which are non-goal protected soils.





Irrigation. Due to the relatively dry climate and limited watershed supplying water to the area, water rights are a prerequisite to successful commercial farming. The more extensive areas of existing and potential farm land in the Holland area to the Southeast and the the North near Kerby have more farming potential and are buffered from urban development; these areas, in general, have prior water rights to Cave Junction and have greater potential for use of the fixed supply of irrigation water than the lands in the Cave Junction Planning Area.

Lands included within the Urban Growth Boundary are committed to uses other than farming. With the exception of two small areas in the Northwest and Southwest corners of the planning area, Josephine County, in its Draft Comprehensive Plan, has designated Cave Junction's planning area as "urban" and "rural residential". These designations will result in further division of land which will make the area unsuitable for farm use. This plan concurs in the County designations due to lack of irrigation water, the proximity to the current City limits, existence of many five-acre parcels in the area already, and the availability of potentially more productive agricultural lands. In contrast to the County's plan, this inventory shows no prime agricultural land in Section 20 or 21 of Township 39S, Range 8W. A small area in the Southeastern portion of Section 17 (T39S, R8W) is shown as "exclusive farm" by the County; this area is less than forty acres and is contiguous to the City limits at one point. Due to the small size, proximity to urban uses, marginal (class 4) productivity, this area should not be protected for farm use. (See map 1 in appendix illustrating land division and commitment in goal protected soil areas.)

Exception to the Agricultural Goal. The County, in its draft plan has taken an exception to designate lands within and adjacent to the City's Urban Growth Boundary for rural residential use; this exception applies to Sections 15, 22, 26, 27, Township 39S, Range 8W. The City concurs and incorporates this exception and has included an edited version as Appendix A.



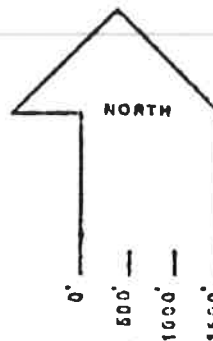
LEGEND

-  CLASS 2
-  CLASS 3
-  CLASS 4
-  NOT SUITABLE

AGRICULTURAL SUITABILITY

** GRAVEL BAR SHOWN AS
CLASS 2 BY SOIL
CONSERVATION SERVICE

**THE CITY OF
CAVE JUNCTION
COMPREHENSIVE PLAN**



**DANIELSON
ARCHITECTS**

ONE EAST BROADWAY
MALL WALK
EUGENE, OREGON
97401 484-9757

CONCLUSIONS

1. Land within the study area is of only marginal agricultural value, due to lack of irrigation water.
2. Josephine County has drafted an exception to the agricultural goal and has designated virtually all (except two small areas) lands adjacent to the City for residential use.
3. The small size of parcels in much of the area makes farming impossible.
4. The small distance between the current City limits and the Illinois River to the South, West and Northwest would likely produce conflicts between farming and the adjacent urban uses.
5. The Eastern portion of the planning area is not prime agricultural land
6. The area within the Urban Growth Boundary is committed to non-agricultural uses.

POLICY

The marginal (class 4) agricultural lands in the Urban Growth Boundary shall be available for conversion to urban uses as it is needed.