



# Oregon

John A. Kitzhaber, M.D., Governor

**Department of Land Conservation and Development**

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: (503) 373-0050

Fax: (503) 378-5518

[www.oregon.gov/LCD](http://www.oregon.gov/LCD)



## **NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION**

Date: May 20, 2015  
Jurisdiction: City of Cave Junction  
Local file no.: ZC-237-14-15  
DLCD file no.: 001-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 05/15/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 35 days prior to the first evidentiary hearing.

### Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

### DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us)



**If the comprehensive plan map change is a UGB amendment** including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**If the comprehensive plan map change is an urban reserve** amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

**For a change to the text of an ordinance or code:**

Identify the sections of the ordinance or code that were added or amended by title and number:

**For a change to a zoning map:**

Identify the former and new base zone designations and the area affected:

Change from SR	to EG-LI	Acres: 1.06
Change from C	to EG-LI	Acres: 3.93
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	~ Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address): 39-08-21AC, Tax lot 1300; 39-08-21B, Tax Lots 2600 and 2601

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List affected state or federal agencies, local governments and special districts: DEQ and Illinois Valley Fire District

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

The current GC district contains a meat-packing plant that includes a small amount of retail. Its operating characteristics are more consistent with the EG-LI zone than the GC zone.

ORDINANCE NO. 541

**AN ORDINANCE AMENDING ORDINANCE NO. 242 REGARDING THE BOUNDARIES OF THE ZONING MAP OF CAVE JUNCTION, OREGON.**

**WHEREAS**, the Common Council of the City of Cave Junction approved the zone change requested by Taylor's Sausage In. for the properties located at 525 West Watkins Street, more particularly described as Assessor's Map 39-08-21-AC, Tax Lot 1300; 39-08-21B, Tax Lots 2600 and 2601.

**THE CITY OF CAVE JUNCTION ORDAINS AS FOLLOWS:**

**Section 1:** The parcels of land identified as Assessor's Map 39-08-21-AC, Tax Lot 1300 is hereby re-zoned from City of Cave Junction Zone Single Family Residential (SR) to City of Cave Junction Zone General Employment and Light Industrial (EG/LI) the City Zoning Map is hereby amended.

**Section 2:** The parcels of land identified as Assessor's Map 39-08-21B, Tax Lots 2600 and 2601 are hereby re-zoned from City of Cave Junction Zone Commercial (C) to City of Cave Junction Zone General Employment and Light Industrial (EG/LI) the City Zoning Map is hereby amended.

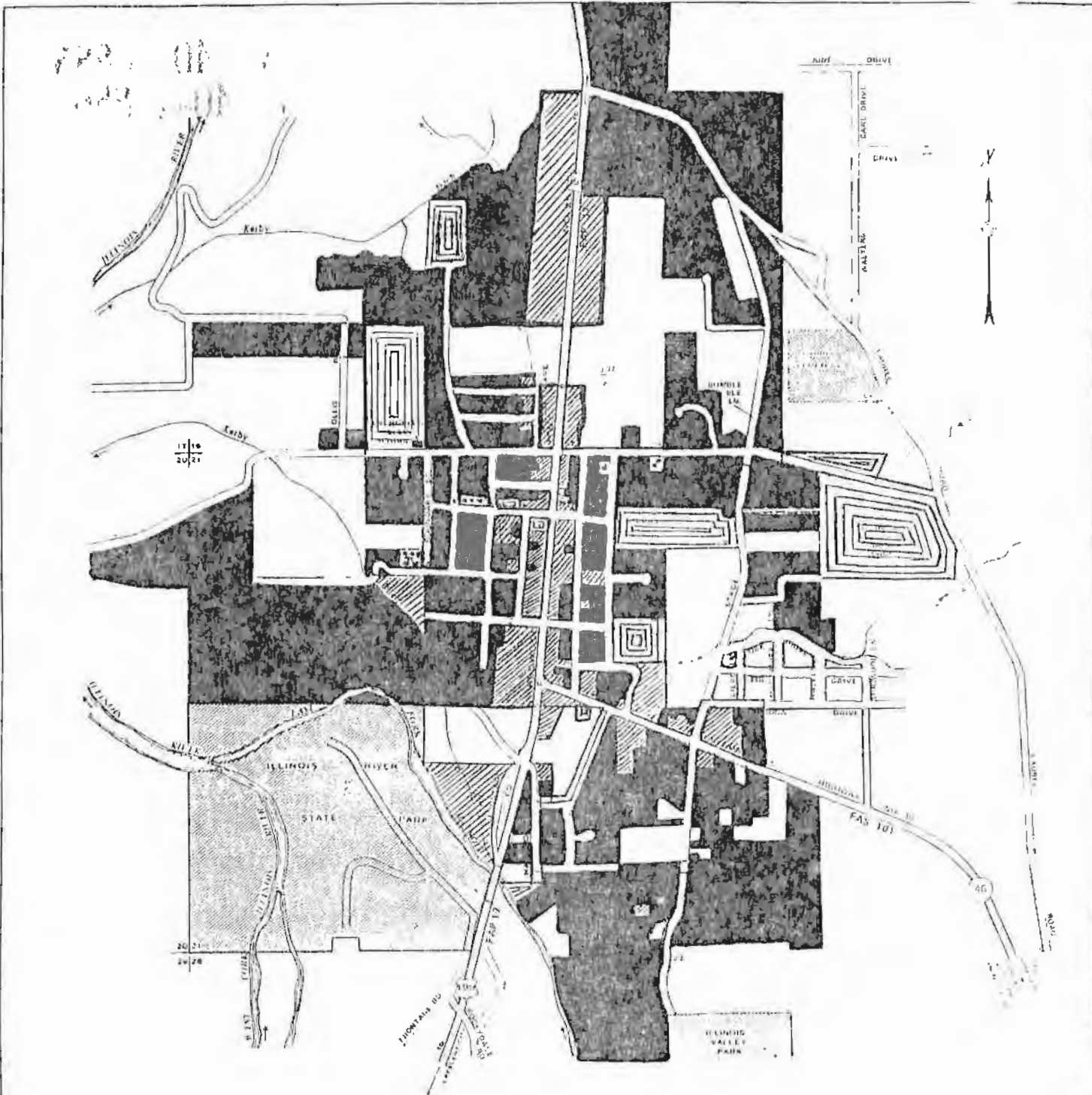
**Section 3:** The map entitled "Zoning Map of Cave Junction" and identified as Exhibit "A" of Ordinance No. 242 is amended to include the above described property.

**PASSED** by the Common Council of the City of Cave Junction this 11<sup>th</sup> day of May, 2015.

**SUBMITTED TO AND APPROVED** by the Mayor of the City of Cave Junction this 12<sup>th</sup> day of May, 2015.

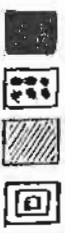
Signed:   
CARL B. JACOBSON, JR., Mayor

Attest:   
RYAN L. NOLAN, Recorder



**ANNEXATIONS**  
Legend

- Residential
- Multi-Residential
- Commercial
- Public and Quasi-Public



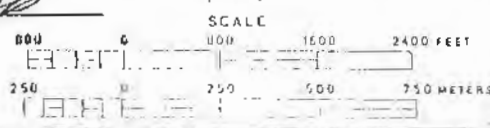
*Irvin R. Whiting*  
Irvin R. Whiting, Mayor

*Bud Phillipp*  
Bud Phillipp, Recorder

**CAVE JUNCTION**  
JOSEPHINE COUNTY OREGON

INCORPORATED 1914  
BY JOSEPHINE COUNTY OREGON  
CHAPTER 100-100-001

Revised April 1977  
Population 497



April 3, 2015

**Date of Hearing:** Monday, April 13, 2015  
**Prepared By:** Dick Converse, Rogue Valley Council of Governments (RVCOG)  
Helen Early, Planning Clerk  
**Application:** Comprehensive Plan Amendment/Zone Change Request by Taylor's Sausage, Inc.  
**Address:** 525 West Watkins Street (39-08-21-AC Tax Lot 1300; 39-08-21B, Tax Lots 2600 and 2601)

## **1.0 REQUEST**

Taylor's Sausage requests a Comprehensive Plan Amendment and Change of Zone from Single-Family Residential (SR) to Employment and Industrial (EG/LI) to permit additional parking and storage for its meat processing business (Assessors Map 39-08-21-AC, Tax Lot 1300; property size; 1.06 acres; owner Versteeg Family LLC). At the suggestion of staff, the applicant also requests approval of a change from Commercial (C) to EG/LI for two parcels comprising the processing plant site (Assessors Map 39-08-21-AC, Tax Lot 1300; 39-8-21B, Tax Lots 2600 and 2601; property size 3.93 acres; owner Taylor's Sausage Inc.) All affected parcels receive access from Watkins Street, but the existing plant also receives access from Schumacher Street.

## **2.0 APPROVAL CRITERIA**

*Municipal Code Section VIII; 17.14.510*  
*Oregon Transportation Planning Rule Compliance*  
*City of Cave Junction Transportation Plan*

### **2.01 Criteria for Quasi-Judicial Amendments.**

A recommendation or a decision to approve, approve with conditions or to deny an application for a quasi-judicial amendment shall be based on all of the following criteria:

1. Demonstration of compliance with all applicable comprehensive plan policies and map designations. Where this criterion cannot be met, a comprehensive plan amendment shall be a prerequisite to approval;
2. Demonstration of compliance with all applicable standards and criteria of this code, and other applicable implementing ordinances;
3. Evidence of change in the neighborhood or community or a mistake or inconsistency in the comprehensive plan or land use district map regarding the property which is the subject of the application; (and the provisions of Section 17.14.540, Transportation Planning Rule Compliance, as applicable.)

### **3.0 FINDINGS**

#### **3.01 Current and Comprehensive Plan/Zoning**

Tax Lots 2600 and 2610 are planned and zoned Commercial (C); Tax Lot 1300 is zoned Residential (R).

##### **Adjacent Zoning**

North: Multi-family Residential (MF) and Single-family Residential (SR)

East: SR

West: SR

South: SR

#### **3.02 Existing Structure(s)**

Taylor's Sausage processing plant occupies Tax Lots 2600 and 2601; Tax lot 1300 is vacant and forested.

#### **3.03 Parking**

No structures are proposed at this time, but the applicants anticipate placing a storage building on Tax Lot 1300 in addition to parking. Parking surrounding the existing facility connects to both West Watkins Street and Schumacher Street.

#### **3.04 Water**

Water will be provided from the City water system.

#### **3.05 Fire Protection**

The nearest fire hydrant is directly across Schumacher Street from the existing meat processing facility.

#### **3.06 Sewer**

City sewage disposal is available.

#### **3.07 Streets**

Primary access to all parcels is from West Watkins Street, a City-maintained street. Schumacher Street also provides access to the existing facility. Street improvement standards will be determined at the time of development.

#### **3.08 Storm Water**

Storm water produced by new development must be conveyed in a manner that complies with City and other agency regulations.

#### **3.09 Police Services**

In July 2008, the City of Cave Junction and Josephine County entered into a Law Enforcement Services agreement for a contract deputy sheriff to provide 40 hours per week of police coverage.

#### **3.10 Setbacks**

Setbacks in the EG/LI zone when it is adjacent to residential zoning vary based on the height of buildings. They can range from no setback when a 15-foot high building abut a residential rear yard to 11 feet and more for buildings exceeding a height of 31 feet. The Commercial District requires a minimum of 5 feet from side property lines and 10 feet from rear lines.

### 3.11 Compliance with Comprehensive Plan

Pertinent policies identified by staff include:

A. (Goal 6: Air, Water and Land Resources Quality) The City will utilize as applicable, standards for noise pollution, air and water pollution set forth by the State Department of Environmental Quality and Federal agencies.

**Finding:** Primary among considerations is the need to prevent increases in runoff above current volumes to preserve stream quality in the valley. Development proposals will be reviewed to ensure that post-construction runoff does not exceed existing run off. The EG/LI District standards state that all storm water, groundwater and runoff from the watering of landscaping must be discharged into an adequate watercourse, water body, storm sewer or into an approved on-site disposal system. The revised Transportation System Plan includes alternatives to conventional storm water treatment that may be evaluated at the time of development.

B. (Goal 9: Economy of the State)

1. Cave Junction encourages non-polluting industry to locate in the city in order to diversify the economic base of the community; commercial lands can be reclassified as Industrial through the Conditional Use process.
2. The city will provide sufficient land through planning and zoning to meet needs for commercial, service and other non-residential uses.

**Finding:** Taylor's Sausage has been a long-time contributor to the City's economy, not only providing jobs in manufacturing at the site and retail along Redwood Highway, but also as a tourist attraction because of its regional reputation. While the application originally was to change the designation of only Tax Lot 1300, staff suggested applying the EG-LI zone to the existing processing plant. Having been used for meat processing in one form or another since around 1940, it is a legal preexisting use regardless of the underlying zone, but the purpose statement of the Commercial District does not reflect the use as clearly as the statement for the EG/LI District. The purpose of the commercial district is to (1) provide the basic goods and services needed by the surrounding residents; and (2) provide appropriate tourist and recreational goods, services and facilities. The EG/LI District has more of an industrial orientation, with standards intended to protect the health, safety and welfare of the public, address area character, and address environmental concerns. Manufacturing and Production are permitted in the EG/LI District, while light industrial uses are conditional uses in the Commercial District.

C. (Goal 12: Transportation)

On December 8, 2014, the City Council adopted updates to the Transportation System Plan. Several policies affect this proposal.

#### Access Management

*Objective: To increase street system safety and capacity through the adoption and implementation of access management standards.*

10. The City shall require street dedications as a condition of land development, where approved street plans demonstrate the need for a wider right-of-way.
11. Improvements to streets, in addition to those in or abutting a development, may be required as a condition of approval of subdivisions and other intensifications of land use.



*Objective 5: A street system that is improved to accommodate travel demand created by growth and development in the community.*

Policies:

1. The City shall require Traffic Impact Analyses as part of land use development proposals to assess the impact that a development will have on the existing and planned transportation system. Thresholds for having to fulfill this requirement and specific analysis criteria shall be established in the Cave Junction Zoning Ordinance.
2. The City shall require new development to make reasonable site-related improvements to connecting streets where capacity is inadequate to serve the development.

**Pedestrian**

*Objective 1: The City of Cave Junction shall create a comprehensive system of pedestrian facilities.*

4. All future development shall include sidewalk and pedestrian access construction as required by the Cave Junction Zoning Ordinance and adopted Street Specification Standards. All road construction or renovation projects shall include sidewalks.

**Finding:** Watkins Street is a local street that dead ends at the Taylor's Sausage Plant. Development proposals will include an assessment of the need to improve Watkins Street and/or Schumacher Street, based on the results of any required traffic impact analysis.

**3.12 Compliance with Cave Junction Municipal Code**

17.14.030 Description of permit/decision-making procedures

- C. Traffic Impact Analysis. The following provisions also establish when a proposal must be reviewed for potential traffic impacts; when a Traffic Impact Analysis must be submitted with a development application in order to determine whether conditions are needed to minimize impacts to and protect transportation facilities; the required contents of a Traffic Impact Analysis; and who is qualified to prepare the analysis.
  - a. When a Traffic Impact Analysis is Required. The City or other road authority with jurisdiction may require a Traffic Impact Analysis (TIA) as part of an application for development, a change in use, or a change in access. A TIA shall be required where a change of use or a development would involve one or more of the following:
    - (1) A change in zoning or a plan amendment designation to a more intensive category; (e.g., single family to multiple family residential, residential to commercial or industrial.)
    - (2) The road authority indicates in writing that the proposal may have operational or safety concerns along its facility(ies);

capacity, and level of service of the facility identified in the transportation system plan. This shall be accomplished by one of the following:

1. Limiting allowed land uses to be consistent with the planned function of the transportation facility;
2. Amending the transportation system plan to ensure that existing, improved, or new transportation facilities are adequate to support the proposed land uses consistent with the requirement of the transportation planning rule; or,
3. Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes of transportation.

**Finding:** Regardless of a property's proximity to state transportation facilities, all comprehensive plan amendments are referred to ODOT for comment. ODOT responded with a determination that it would not significantly affect state transportation facilities under the State Transportation Planning Rule (OAR 660-012-0060) or State Access Management Rule (OAR 734-051-000). As a result, ODOT has no further comments at this time.

West Watkins Street is currently a local street. The TSP anticipates extending the street to the west and creating a connection to Schumacher. This may factor into street improvement requirements during evaluation of future projects.

### **3.13 Notice of Public Hearing**

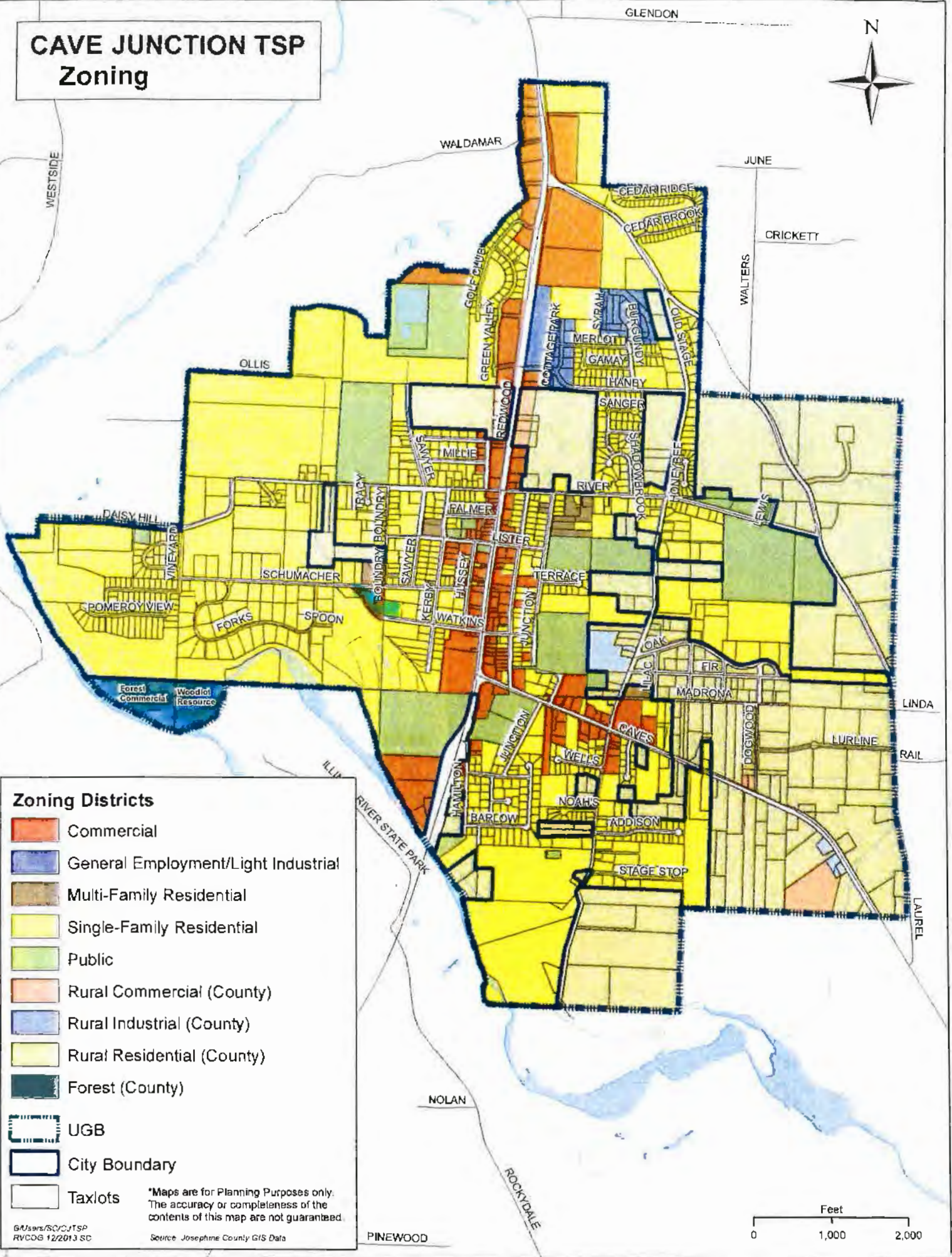
On February 6, 2015, a "Notice of Public Hearing" was mailed to property owners within 300 feet of subject property. Copies of the application, maps, and "Notice of Public Hearing" were also mailed to the IV Fire District; Josephine County Assessor. The notice was published in the Illinois Valley News on February 25th and March 4th and posted at the County Building, City Hall and Washington Federal Bank.

### **4.00 CONCLUSION**

The proposed comprehensive plan and zone change request appears to satisfy the approval criteria, subject to findings that the transportation network is adequate for future uses. Current proposed improvements do not appear to significantly affect existing transportation facilities, but the new designation would accommodate a wider array of uses than are currently allowed, particularly on the vacant residentially zone parcel. Staff recommends approval of the proposal, subject to two conditions:

1. A Traffic Impact Analysis prepared in conformance with Section 17.14.30(C) shall be prepared before any development proposal that results in an increase exceeding the identified thresholds.
2. All development proposals shall be approved through the City's Development Permit process outlined in Section 17.14.130.

# CAVE JUNCTION TSP Zoning



## Zoning Districts

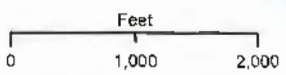
- Commercial
- General Employment/Light Industrial
- Multi-Family Residential
- Single-Family Residential
- Public
- Rural Commercial (County)
- Rural Industrial (County)
- Rural Residential (County)
- Forest (County)

- UGB
- City Boundary
- Taxlots

\*Maps are for Planning Purposes only.  
The accuracy or completeness of the  
contents of this map are not guaranteed.

Source: Josephine County GIS Data

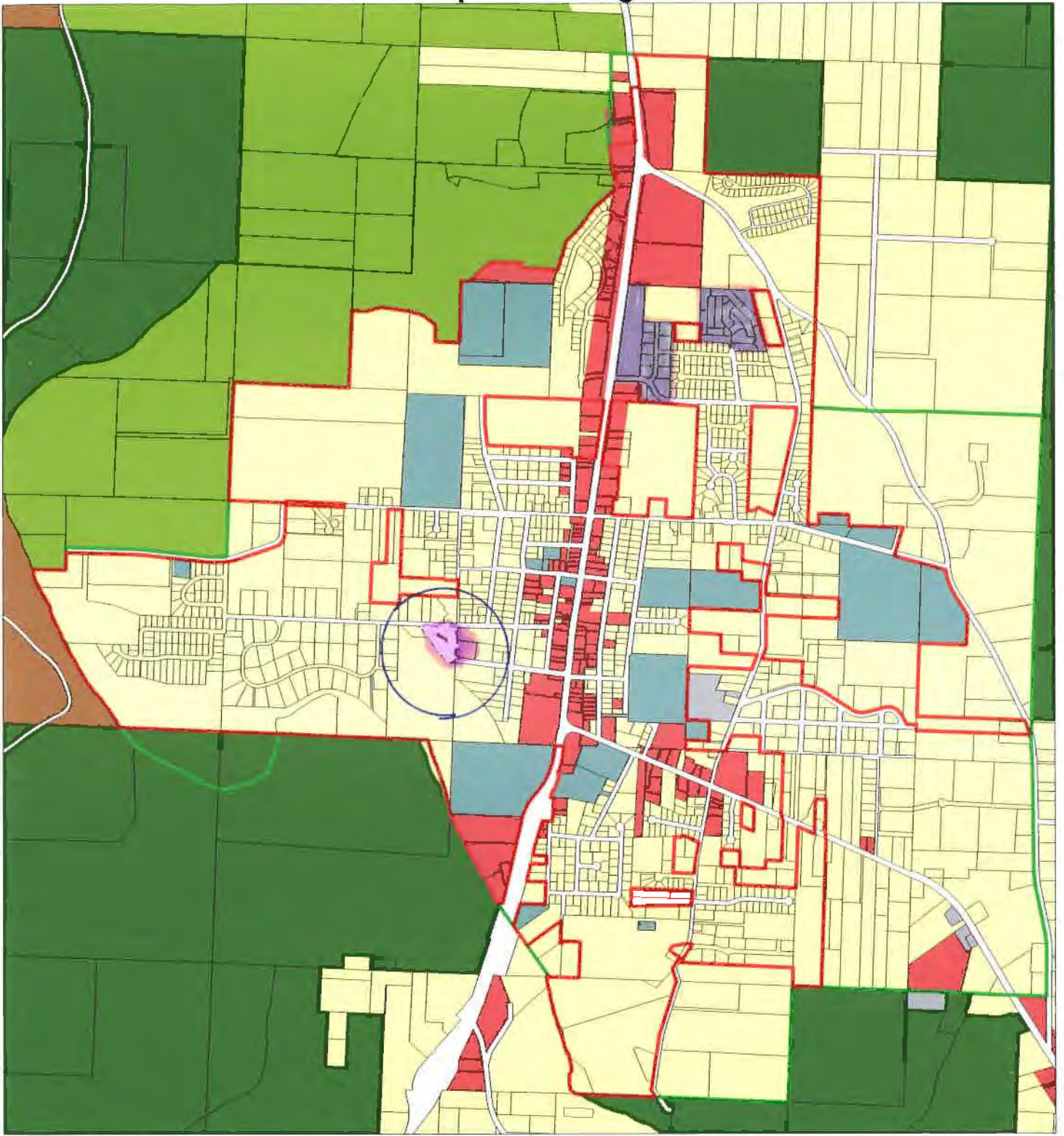
GAUsers/SCC/TSP  
RVC08 122013 SC



PINEWOOD

# Comp Plan Zoning

Future



## Legend

	Cave Junction City		Separate
	Cave Junction U G B		Limited Development
	Terrace		Residential
	Comp Plan		Public
	Aggregate Precursor		Commercial
	Agriculture		Industrial
	Forest		



The information on this map is furnished for general interest purposes only. This information is provided without warranties of any kind, express or implied, and it should not be used to support any purchase or other investment. Neither Josephine County, Cave Junction, nor Grants Pass will accept responsibility for any errors or inaccuracies in the depicted information.

Scale  
1:19200



## Locator Map

