

APPENDIX 3 - 2
ACREAGE BY CAPABILITY CLASS

CAPABILITY CLASS	I	II	III	IV	V	VI	TOTAL
Agriculture	0	19,692	93,918	56,747	0	284,173	454,530
Total	0	23,230	228,420	90,700	12,570	199,130	554,050

Of the total agriculture acreage, roughly 22 percent is currently under intensive use; the majority is located in the Wallowa Valley.

Included within the agricultural acreage or the Class I - Class VI soils are the Rural Residential classifications adjacent to the four incorporated towns. The inclusion of this zone constitutes an exception to the above goal. It was necessitated by the following rationale:

01. The land so designated is already committed to non-farm use - primarily as a result of small acreage.
02. The classification will serve as a buffer zone between the Urban Growth Boundary and the Farm Zone and is compatible with both.
03. The general lack of other viable alternatives for this particular life-style (5-10 acre parcels).
04. The need to minimize the size of the Rural Residential classification as expressed by public sentiment.

Not all areas shown as Exclusive Farm Use are productive agricultural lands and, consequently, may be desirable for Rural Residential use. The Planning Commission has determined that it is not feasible to establish minimum lot sizes for all areas of non-productive farm land; therefore, each request for Planning Commission approval of rural residence site in the exclusive farm use area will be handled on an individual basis. The Planning Commission has also determined that, should the economic base of the private lands within the Hells Canyon National Recreation

National Recreation Area be lost, the land owner will be allowed to parcel the land into acreage compatible for truck farming purposes. As a matter of expediency in the permit procedure, all areas in Exclusive Farm Use Zone with 160 or more acres will be automatically considered a farm. All areas with less acreage will be on a case-by-case basis.

01. The site is generally unsuitable for the raising of farm crops and unimportant for timber and/or livestock production. The site is suitable for a residence after considering: terrain, soil conditions, drainage, flooding, vegetation, location (and access), availability of water, suitability for sewage disposal as well as other social, physical, economic, and environmental considerations.
02. The use does not materially alter the overall land use pattern of the area.
03. The use complies with such other conditions as spelled out in the Wallowa County Zoning Ordinance.

Capability Class III soils are primarily comprised of the Tolo-Klicker-Anatone association found in much of the timber/grazing areas. Little of this association is suitable for crops although much of it is well suited for open grassland and range purposes.

Larger amounts of Tolo-Klicker-Anatone association are also in Classes V, VI and VII. The greatest portion of Class VI soils is this association.

Wallowa-Snell-Zumwalt and Snell-Powwatka-Hurwal make up the majority of the Class IV soils. Much of the latter is irrigated and is included in the exclusive farm use classification in the plan. The former association is also included within that classification but is used principally for dryland farming. These two associations account for most of the land within the County's Exclusive Farm Use Plan Category.

Class VII soils by far make up the largest acreage (1,276,870 acres) in the County and are comprised primarily of Wallowa-Snell-Zumwalt, Snell, Ruckles-Wrentha, Tolo-Klicker-Anatone, and Klicker-Snell-Tolo associations. These lands are used primarily for timber production and grazing.

Nearly the entirety of Class VIII soils is steep mountainous land found primarily in the Eagle Cap Wilderness Area. The Hells Canyon Wilderness Area is principally the Ruckles-Wrentham Association (Class VII).

In addition to crop and timber productivity; soils suitability for development and other characteristics can be determined by examining United States Department of Agriculture (USDA) Soils Conservation Service information regarding specific soils types.

