

## ODOT, developers view Hwy. 199 revisions

By MICHELLE BINKER  
Staff Writer

Access issues and anticipated changes in traffic density and flow have made apparent necessary redevelopment of U.S. 199 (Redwood Hwy.), north from River Street to Laurel Road and a little beyond.

Concerned property owners, developers, and Oregon Dept. of Transportation (ODOT) planners met Thursday, April 29 in CJ City Hall to discuss

development issues which will have an effect on N. Redwood Hwy.

The process was initiated by development of the new Siskiyou Community Health Center (SCHC) and of a Field's home improvement center north of SCHC.

The purpose of the meeting was to get the ball rolling on a coordinated plan to provide safe ingress and egress for those properties, as well as fu-

ture development along the corridor.

Some attending had been through similar processes with ODOT before, only to have the projects fall off the State Traffic Improvement Plan (STIP) priority list.

Ron Hughes, ODOT's Region 3 access manager, said this time, given the scope of planned development, and with significant monetary input from developers, the work will proceed.

"As long as people agree to cooperate this can go very smoothly," said Dan Dorell, an ODOT traffic engineer.

As the discussion proceeded, attendees focused on an aerial photograph of the area under consideration. Gesturing and pointing, excitement began to build as the possibilities of this type of pre-emptive, comprehensive planning became apparent.

"We need to get input from everyone (involved),"

said Dan Hughes, whose commercially zoned property fronts Redwood Hwy. on the west side.

"It's important that the property owners bring a codified plan before ODOT. It will make ODOT's job easier," Hughes said.

"I think this has been quite successful," said Jim Frick, of Century 21 Harris and Taylor.

"This was unique in that the property owners and ODOT are attempting to coordinate their efforts prior to development planning." The effect, he said, would be beneficial to all property owners concerned and the future of the city at large.

"Clearly, a vast majority of the (affected) property owners are interested in taking part in this effort," said CJ City Recorder Jim Polk.

"It looks like we need to get the key players together for another meeting" to address these access issues, he said.



Map above depicts the north area of the city of Cave Junction which is undergoing major development. There are at least three subdivisions slated for the Hanby Lane area, and possibly a residential assisted-living facility. Photo below: Land owners, developers and ODOT representatives in Cave Junction City Hall examine an aerial photo of the north Redwood Hwy. vicinity.

(Photos by  
Michelle Binker)



## City of CJ booming ...

(Continued from page 1)

members expressed apprehension that, should Osborn's plans fall through, the land as zoned could become home to any permitted light industrial activity.

Furthermore, in a letter addressed to the council, John Renz, Southern Oregon regional representative of the Oregon Dept. of Land Conservation and Development, stated that the proposed use is "not compatible with an Employment Industrial Zone."

He added that it is inconsistent with Title 17 of Cave Junction municipal Code, which describes the general purpose, characteristics, and permitted uses in an EG/LI district.

"We believe an assisted-living facility cannot be interpreted to be a medical center (the only permitted use which comes close)," the Renz letter stated. "Additionally, an assisted-living facility would place residential uses in the industrial zone, creating the very conflicts

the district seeks to avoid."

Jim Frick, of Century 21 Harris and Taylor, reminded the council that development is a gamble, but encouraged it to approve the proposal "to enhance the vision of medical facilities in the area."

He also recommended that some agreement be made which would tie development of the property to this specific use.

The council, evidently placing a great deal of trust in Osborn's idea, as indicated by Councilman Tony Paulson, approved the zone change.

"You're on the hot seat now, Larry," Councilman Rita Dyer quipped.

Toward the conclusion of the meeting, after most of the audience had gone, the council hastily agreed to a verbal addition to an ordinance already on the agenda, amending Title 17 of the municipal code. The change added "medical facility" to the table of permitted uses in a EG/LI zone. The ordinance passed 5-0.

## Valley visit due May 14 by Kucinich

Ohio Congressman and presidential candidate Dennis Kucinich will be at Blue Moon Café in Downtown Cave Junction between 11 a.m. and noon on Friday, May 14.

The café will be serving a brunch that morning starting at 10:30.

Kucinich, a Democrat who vied with Sen. John Kerry for the party's nomination, continues to "give voice to those issues not currently being addressed by the frontrunner."

"While the question of who is going to be the nominee is a foregone conclusion," Kucinich said, "what we stand for as a party has yet to be determined."

The appearance is hosted "by a group of folks who just love him, and who want to meet and support him," said Libby Goines, who has helped organize the event.

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