

FLAGS,

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With the flags in hand, Lockhart goes home and gets to work.

"I take them home and lay them out on the floor," she said. "I look to see how they are. Some of them get damaged on the whole edge, so I need to cut the whole edge off. If the corners go back a way, I might make it rounded or cut as far as the damage goes. I've tried several different ways."

Experience has taught Lockhart that folding back material twice and sewing on new thread lasts the longest, though it is harder with American flags since two folds means 12 layers of fabric to sew through.

"If you only fold once, (damage) comes back too fast,"

Lockhart said. "We're getting heavier fabric American flags these days, with double the fabric thickness. They cost us about \$10 more, but they don't need the repairs as often because of the stronger fabric."

Lockhart works on the flags at city hall - which she can see out of her window - as well as the flags at Keizer Focal Point (at the corner of Chemawa and River Road) and the flags at the Pfc. Ryan J. Hill Memorial Park at Keizer Station. She does not work on the flags at Keizer Heritage Center.

Once she has assessed the situation, it doesn't take long for Lockhart to get the job done.

"I would say it takes maybe 30 minutes," she said. "It's my own time and material. It just takes thread. The thread lasts a long time."

Just how long the thread lasts is hard to estimate.

"It really depends on

the weather," Lockhart said. "Weather is so hard on the flags."

Collingham noted American flags have to be kept a certain minimum size, meaning they can't be repaired as often. He also pointed out Oregon is the only state with a two-sided flag.

Collingham said the American flags at the civic center cost \$77.50, while the state flags are \$161 each.

Flags at the focal point are smaller in size and are thus cheaper.

Lockhart said no measurements are done with the city and state flags.

"When they start to look too short, we eyeball it," she said. "With the Keizer one, I told Dan last time the whole logo isn't showing up well. By that time, the fabric is getting old. If we keep taking a little bit off, the flag is at end of its life anyway."

Keizer City Manager Chris Eppley learned about Lockhart's work earlier this month and was impressed with her willingness to volunteer her time and ability.

"She's able to extend the life span of a flag by about three to four times," Eppley said. "She just does them because she doesn't like for the city to spend more money than necessary. I never cease to be amazed at the caliber of people we have here."

Lockhart figures she's just doing her job.

"Our most responsible way to serve the taxpayers is everyone working hard," she said. "There are a lot of smaller cities with more employees. What do they do? This is the best job I've ever had. Everyone is happy working here. Everyone is happy because we are all very busy. I'd more rather have that than think, 'What will I do today?'"



KEIZERTIMES/Craig Murphy
Debbie Lockhart looks at a state flag she'll be doing some repair work on. City, state and American flags fly at Keizer Civic Center.

AREA C,

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applicants were able to use the previously approved Area C master plan as a starting point. That plan, amended several times and the subject of a Land Use Board of Approvals (LUBA) hearing, was approved in April 2013.

Litke said changes since the proposal was submitted last fall include new traffic impact analysis and storm drainage analysis, both done last month.

"They had to redo the traffic impact analysis (TIA)," Litke said. "They did it in December. The project went from large format retail to multi-family use. The previous (TIA) was the previous one from the 2010 proposal."

Infrastructure and other improvements would be the financial responsibility of the applicants.

"The TIA has identified improvements to the transportation system to mitigate the impacts created by the proposed development," the staff report reads in part.

What happens next with the new proposal should be a bit clearer come next week.

"This could be done on Tuesday or there could be more public hearings," Litke said. "It's up to council. They can make a decision on Tuesday."

While a majority of the already approved master plan would remain unchanged, key alterations in the new proposal include a 53,000 square foot medical facility being replaced with a 150-unit se-

nior living retirement facility. In addition, the number of buildings, design and specific location have been modified. Plans submitted last fall call for Mountain West to put in 180 apartments on both sides of an expanded McLeod Lane, with some apartments adjacent to a 154-unit Bonaventure senior retirement community facility.

The staff report lists 80 conditions of approval. Though the proposal focuses on the retirement community and apartments, previously approved portions are still valid.

"The mix of uses proposed, with the exception of the senior living facility, is similar to what was approved in the 2011 and 2013 approvals," the staff report reads in part. "This includes office, restaurant(s), retail uses and multi-family development throughout the

site. The mix of uses complies with the code's requirements for balancing retail and non-retail/multi-family development and can be adequately served with infrastructure. The findings in the 2011 and 2013 master plan approvals determining that the mix of uses was appropriate, relied upon Area C's zoning, the (Keizer Station Plan's) allocation of 135,000 square feet of retail to Area C, the intent of Area C to be an economic engine and the variety of uses in Area C. None of these elements of appropriateness have been modified by the proposed master plan, so the findings remain valid and are consistent with this provision as well as with the purpose of the mixed use zone that encourages a variety of uses."

During an October meet-

ing with neighbors, representatives from both Bonaventure and Mountain West made it clear their respective companies have no interest in developing the commercial portion of Area C.

"We're thrilled to be here," Ben Settecase with Bonaventure said at the time. "We're excited about the possibility of amending the Area C master plan. It would be a first for us (in Keizer). We have our roots in the greater Salem area. We're heavily invested in (our facilities) and the communities they're located in."

Brian Moore from Mountain West expressed similar thoughts at the meeting.

"The most important thing to understand is we're only developing a portion (of Area C)," Moore said. "We only control some of the property.

We don't control much of it. The area that is commercial we don't control and we don't plan to develop."

Moore said plans call for three-story buildings with amenities such as a fitness center, pool, outdoor recreational area, a sports court, playground areas and carpools.

"This will not be low-income housing," he said. "We are seeking to achieve the highest rents available in the market."

Settecase noted the senior living proposal calls for a footprint of 55,000 square feet, with 160,000 total square feet of space since the facility will be one level in places and up to four levels in other places.

Moore estimated it would take 12 to 14 months from the time of approval until the first units would be done.

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