



Members of the Keizer City Council watch a slideshow presentation by Ben Settecase of Bonaventure Senior Living during their Jan. 20 meeting. KEIZERTIMES/Craig Murphy

# AREA C: ‘...an elephant into a Volkswagen’

(Continued from pg. 1)  
in places to four stories in other places. The two Salem-based companies will also be taking care of infrastructure that can be used for future commercial development, including McLeod Lane being punched out towards Ridge Drive.

Councilors waded through more than 500 pages of documents and approved the proposal last week. Brian Moore with Mountain West said he is hoping to break ground by mid-year.

“It’s our desire to start construction in June,” Moore said following last week’s meeting.

Ben Settecase with Bonaventure Senior Living wasn’t as committed to a timeline, but did say starting in 2015 would be fine with him.

“There are a lot of factors, down to the weather,” Settecase said. “If those factors go well, if we feel comfortable with the stormwater downstream analysis and the reimbursement district, if things fell into place for sometime in 2015 that would be great. But the infrastructure has to go first, with McLeod Lane.”

Sam Litke, senior planner for Keizer, said an order approving the master plan will come to councilors at their Feb. 17 meeting.

“Once that is done there will be a 21-day appeal period,” Litke said. “If no one appeals then they are good to go. They would have to comply with the conditions of approval such as having the property surveyed, doing the storm water analysis, getting

the construction drawings for the public improvements reviewed and approved.”

Of course, past experience shows an appeal to LUBA could change everything.

“If it is appealed to LUBA then it would likely take several months until there is decision from LUBA what with putting together the record, written arguments, hearing and then decision,” Litke said.

Appeals to the previous plan were spearheaded by Kevin Hohnbaum with Keep Keizer Livable, who came out against the revised plans last fall. Hohnbaum credited Moore and Settecase with revising plans – including adding more trees – based on concerns he raised, but was still surprised by some of what he saw in council chambers last week.

“I expected approval,” Hohnbaum said. “But I expected a bit more discussion among councilors. I was really surprised they voted to not install stoplights at McLeod (and Chemawa Road) until commercial development starts. Traffic impact is one of the greatest concerns. The traffic is not good now. Putting in (180) apartments and (154) senior living units and no stoplights, to me that is insane. That is just crazy.”

Further, Hohnbaum questions whether the new development fits into the area.

“It’s a really nice way to squeeze an elephant into a Volkswagen,” he said. “It doesn’t fit to have a four-story building added into that neighborhood. You see the

pink house there now, then picture a four-story building 200 feet behind that. It just does not make sense. It just does not fit. It’s a very pretty elephant they squeezed into a Volkswagen.”

So will Hohnbaum be protesting last week’s decision?

“I don’t anticipate doing that, no,” he said. “It’s too early to say at this point. City staff has to create the ordinance and council has to vote on that. Staff may come back with something that doesn’t look like that. I don’t anticipate doing something unless it comes back drastically different.”

Most vocal in his criticism to the current proposal has been Jack Yarbrough, who owns Area C land adjacent to the property being used.

“At this point I don’t have any comment,” Yarbrough said when asked if he plans to appeal. “I’m having some people who are much smarter than me look at it. I didn’t like how they did it so quickly. I just want to make sure I know what I’m talking about before I give my opinion. I’m having an expert in the field give me an opinion. That will determine if I appeal it or not.”

“I was ill prepared for the hearing,” he added. “I didn’t get a notice. I was out of town for two or three weeks. It isn’t the developer’s problem. I just want to make sure I know what I’m talking about. I haven’t had a chance to review every document they provided. I will do that with an expert. That’s my opinion at this point.”

## puzzle answers

9	8	7	1	5	3	6	4	2
3	1	4	6	8	2	7	5	9
5	2	6	7	4	9	1	8	3
8	4	5	2	7	6	3	9	1
6	9	2	5	3	1	8	7	4
7	3	1	8	9	4	2	6	5
1	7	3	9	6	5	4	2	8
4	5	8	3	2	7	9	1	6
2	6	9	4	1	8	5	3	7

O	S	E	F	I	B	E	R	C	H	U	R	L		
L	A	X	A	T	A	R	I	H	A	N	O	I		
D	O	C	I	S	A	A	C	N	E	W	T	O	N	
S	P	E	A	R	S	K	I	S	K	I	E			
A	L	B	E	R	T	E	I	N	S	T	E	I	N	
A	U	S	T	R	I	A	H	I	D	E	S			
D	L	I	G	R	E	B	E	N						
J	O	S	E	P	H	P	R	I	E	S	T	L	E	Y
N	A	T	A	N	I	O	L	E						
T	U	R	I	N	S	N	E	E	R	E	R			
A	M	E	D	E	O	A	V	O	G	A	D	R	O	
U	P	S	P	L	O	S	H	A	N	K				
P	I	E	R	R	E	C	U	R	I	E	I	O	N	
E	R	N	I	E	O	C	T	A	L	N	R	A		
S	E	T	O	N	A	H	E	M	S	E	A	R		

# Business & Services

**HEARING**

**Keizer Beltone Hearing**  
5466 River Road N.  
• FREE TESTING  
• New Digital Technology  
• Many FREE services  
• Hearing Aid Repairs

**Beltone**  
Helping the world hear better  
503-393-2222 www.beltone.com

**HEARING**

**AHS** ADVANCED HEARING SERVICES  
*Devoted to Better Hearing Through Professional Care*

3856 Center Street NE, Salem - www.ahsalem.com  
CALL US TODAY! 503.589.9844

**Stephanie Eddy**  
Hearing Aid Specialist

**HOME IMPROVEMENT**

**YES WE DELIVER!**  
DOORS - WINDOWS - CABINETS - LUMBER - PLYWOOD  
FENCING - SIDING - FLOORING - INSULATION - AND MORE!

**BM BC BUILDING MATERIALS BARGAIN CENTER, INC.**  
775 FRONT STREET NE - SALEM  
CALL US AT 503-363-9070

**INCOME TAXES**

**ACCURATE TAX SERVICE, INC.**  
Reg. #B00734

*"We're not just doing taxes, We're building relationships"*

**Deborah Inkelaar, LTC** LIC #5893-C  
**Robert A. Evans, EA, LTC** LIC #5063-C  
**Individual & Business Taxes • Bookkeeping**  
146 Chemawa Rd. N, Keizer • (503) 463-9019

**LANDSCAPING**

**McKinley Landscape Maintenance, LLC**  
503-393-0285  
503-935-1893  
LCB #9309  
www.McKinleyLandscapeLLC.com

**LUNG CANCER**

**It's the NUMBER ONE cancer killer.**

NO MORE EXCUSES.  
NO MORE LUNG CANCER.

lungcanceralliance.org

**MASSAGE**

**OREGON SCHOOL of MASSAGE**

- Student Massage Clinic
- Store - Supplies & Gifts
- Professional Training

2111 Front St NE in Salem  
503-585-8912 or 877-588-8912  
OregonSchoolofMassage.com

**NURSING & REHAB**

FAMILY OWNED AND OPERATED FOR OVER 39 YEARS

**Sherwood Park**  
NURSING & REHAB CENTER

*Our family serving your family*

24-HOUR SKILLED NURSING • THERAPY • WOUND MANAGEMENT  
LONG TERM CARE • DEMENTIA CARE • AWARD WINNING ACTIVITIES  
DELICIOUS HOMEMADE FOOD • LOVELY SURROUNDINGS • CARING STAFF

4062 ARLETA AVE NE • KEIZER, OR • 503-390-2271  
www.SHERWOODPARK.COM

**REAL ESTATE**

**John L. Scott | REAL ESTATE**

Looking for professional, motivated individuals interested in a new career.  
Ready to start your new career? CALL TODAY!

**Curtis Holloway, Realtor**  
725 Commercial St SE - Salem  
**503-269-5536**  
www.saleoffice.johnlscott.com

**REAL ESTATE**

**LEGACY**  
Real Estate

**JAMES HAUGE**  
503-510-4005

925 Commercial St. SE, Salem  
Suite 220  
www.LegacyRE.com

**REAL ESTATE**

**John L. Scott REAL ESTATE**

Ken Ream 503-881-5335  
Carolyn Ream 503-551-3656

You have options! We are different! We go above and beyond what most Realtors will do! If selling, we help you paint, pressure wash, move you, and help you with staging your home! If buying, there are two of us always available to meet your needs and help you through the buying process.

FIND OUT MORE AT [www.ReamRealEstate.com](http://www.ReamRealEstate.com)

**SAND & GRAVEL**

**Windsor Rock PRODUCTS**

Topsoil, Crushed Rock  
Round Rock  
Pea Gravel

You haul or we deliver  
Prompt Service - Saturday until noon  
Phone quotes  
**393-8920**  
824 Windsor Island Rd. N. • KEIZER

**VETERINARIAN**

**Willamette Valley Animal Hospital**

Owner  
Dr. SHERI MORRIS  
B.Sc., DVM,  
Diplomate, ABVP  
Staff Veterinarians  
Dr. Mark Stoenner  
Dr. Judith Reed  
Dr. Holly Protain  
Dr. Laura Magruder

4975 River Road North  
Keizer, OR 97303  
503-393-7462  
www.wvah.net

Mon & Fri: 8am-6pm,  
Tue-Wed-Thu: 8am-9pm,  
Sat: 8am-4pm, Sun: 11am-4pm  
No Appt. Necessary

**WEDDINGS / RECEPTIONS**

HOST YOUR EVENT AT

**KEIZER HERITAGE CENTER**  
1916

WEDDINGS • RECEPTIONS  
SOCIAL EVENTS  
Visit the all new  
[KeizerHeritage.org](http://KeizerHeritage.org)