

HOTEL: Current plans require excessive parking

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Last week, O'Donnell responded to a Sept. 16 email from a Target attorney that took Tzeo to task for not properly vetting the property requirements.

"To be frank, it seems your client should have reviewed the recorded documents before purchasing the property, and determined then that the minimum parking ratio might not easily work for the size of hotel it desired to build. Or figured out a way to build the parking stalls it needs—for example, through a parking ramp or parking under the building," wrote Mike Broich, director of real estate counsel for the Target law department.

Broich states that Target is seeking additional building space for a potential outparcel and expects to approach the city for any development rights it needs.

That will prove easier said than done. To change to the overall square footage of Keizer Station area — it's currently capped at 975,000 square feet — Keizer, Salem and state officials would have to sign off on the deal.

O'Donnell plans on having Alan Roodhouse, one of the original property developers, testify the language regarding retail parking requirements was mistakenly applied to the hotel property, if the issue makes it all the way to the

courts.

O'Donnell said Target's tactics reflect a sea change in the retail industry.

"Amazon and e-commerce have affected their sales. They now have excess land devoted to parking, which is not being used. So what Target is trying to do is to lay the groundwork to take 10,000 to 20,000 square feet of parking area that is being underutilized," O'Donnell said. "I keep telling them they are delusional, as it is not going to happen for a lot of reasons."

In the midst of the disagreement, Tzeo is unable to draw down loan funds that would allow the building shell to be built out before rain sets in this winter.

"Work will have to stop pretty soon, as the bank will not disburse funds until this matter is resolved."

Tzeo is seeking to erect a Holiday Inn Express on the site, which he purchased from the prior owner earlier this year.

Tzeo is an immigrant from Laos who was recruited by the Central Intelligence Agency to fight the Viet Cong. He later moved to the United States. He owned and operated a prior hotel in Canyonville, Ore., which he sold in January 2016. He currently owns a Travelodge Motel in Portland in addition to the Keizer property.

KT on vacation



Submitted photo Marguerite and Ted Moore took their Keizertimes from their hometown 45th Parallel marker to the 45th Parallel marker in Gaylord, Mich. You too can have your photo in the Keizertimes. Simply take the paper to your destination, snap a picture with you and your group holding it, and send the photo along with everyone's first and last names to kt@keizertimes.com.



TREE, continued from Page A1

"Neighbor-to-neighbor would be a better way to deal with it rather than trying to apply this ordinance which isn't ready to be used," said Councilor Mark Caillier.

Another sticking point for Councilor Marlene Parsons was the ability to apply the heritage designation to a tree on private property. City Manager Chris Eppley said some cities reserve the right to approve any significant changes to trees in their jurisdiction, he cited Lake Oswego as an example.

Mayor Cathy Clark said the nature of the specific application was difficult for all parties

involved.

"This is a neighbor-to-neighbor dispute, but what's at stake is potential damage to a significant tree. The tree didn't choose the tax lot, the tax lot chose the tree, and the neighbor has the right to ensure their health and safety," Clark said.

While the council balked at granting the application, several members wanted to revisit the issue of heritage trees in the future. Lawyer said it would probably come up again in early 2017 as the council conducts a review of older ordinances.

City Attorney Shannon Johnson said he would, at the very least, like to attach language to require a public hearing on every application.

Students: Make a safety video, win cash

The "Speak up. Work safe." video contest is now open to Oregon students. High school students are invited to show off their video skills to support the cause of increasing awareness about safety on the job for young workers.

Participants are to create a 90 second or less video that inspires young workers to do at least one thing differently to stay safe on the job. The video should educate young workers about the importance of speaking up in the workplace, and it must include the theme "Speak up. Work safe."

Students with the top three entries will receive cash prizes ranging from \$300 to \$500,

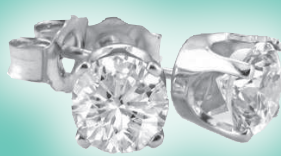
and they will earn a matching amount for their school. Submissions will be judged on an original health and safety message that appeals to teen workers and safety educators, overall production value (video/audio quality, acting, and editing), and using the theme effectively.

The deadline for submissions is Feb. 1, 2017. Contest winners will be revealed at a screening event in spring 2017. Winning entries will be posted on YouTube.

Starting this year, students may submit their videos online. For more details, go to youngemployeesafety.org/contest/.



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BOUCHER JEWELERS

DRUGS, continued from Page A1

a sizeable number of people from furthering into a life of crime."

In making their position known, both groups align themselves with changes already taking place at the Marion County District Attorney's Office. Deputy District Attorney Paige Clarkson laid out the new approach to drug possession charges in a meeting of the Mid-Willamette Homeless Initiative meeting earlier this year.

In 2015, the DA's office began treating offenders found with controlled substances differently. More than 850 felony charges were lodged against those found in possession of a controlled substance, but another 555 charges were not filed against first-time offenders and those found in possession of only trace amounts of controlled substances.

"We're shifting priorities away from felonies and to misdemeanors," Clarkson said. "We also present some of those charged with lesser crimes with the opportunity to have the charges dismissed if they show strides toward re-

habilitation."

Connecting those charged with drug possession to rehabilitative services is a major sticking point for the OSSA and OACP. While the state might realize some cost benefits to not having as many felony charges on the docket, OSSA and OACP caution against siphoning money away from agencies that support addict populations.

"We are asking that the money that is currently used for this population continues to be used for their betterment," Teague said.

He added that there is already disparity in the levels of service available depending on which county someone lives, an issue that would likely have to be addressed in conjunction with defelonizing legislation.

The next step in the process will likely be forming a workgroup to begin talking about the changes on a statewide level with the intent of bringing the issue to the legislature within the next few years.

"If we can catch people as they trip into addiction — before they become criminals — and reorient them, we should do that for the safety of our entire community," Teague said.

births

• **Ella Joanne Stephens** was born September 22, 2016 at Salem Hospital. The baby girl weighed 7 pounds 15 ounces. The parents are Derek and Amanda Stephens of Keizer. The grandparents are Jim and Lori Kessler of Keizer, Robert and Marcy Stephens of Salem.

• **Chloee Brielle Lahmann** was born September 28, 2016 at Salem Hospital. The baby girl weighed 5 pounds 5 ounces. The parents are Jeremy Hamilton and Alicia Lahmann of Keizer.

• **Kaleb Addison Putnam** was born September 28, 2016 at Salem Hospital. The baby boy weighed 9 pounds 12 ounces. The parents are Alex and Stefani Putnam of Keizer.

• **Blair Elizabeth Melzer** was born October 2, 2016 at Salem Hospital. The baby girl weighed 8 pounds 9 ounces. The parents are Daniel Melter and Tabitha Rowe of Salem. The grandparents are Gloria Warner of Salem, Mark and Karen Melzer of Keizer.

traffic court

NO LICENSE

Noel Heriberto Anguiano, \$542; Brandon Kyle Mailen, \$542; Alejandro Martinez, \$542; Gustavo Mendia-Navarrete, \$500; Gemishia Latia Malita Jackson, \$542.

NO INSURANCE

Heriberto Lua-Diaz, \$500; Alejandro Martinez, \$500; Kevin William Johnson, \$500; Kevin William Johnson, \$500.

NO PROOF OF INSURANCE

Brandelyn Mark Russell, \$500; Dorothy Michele Burge, \$500; Brandon Kyle Mailen, \$542; Gustavo Mendia-Navarrete, \$500.

DRIVING WHILE SUSPENDED

Heriberto Lua-Diaz, \$1058; Dorothy Michele Burge, \$1058; Justin Thomas Graham, \$1058; Ryan Garner Majors, \$1058; Kevin William Johnson, \$1058; Kevin William Johnson, \$1058; Ivan Garcia Trapala, \$1058; Michael Sidney Littleton, \$1058; Derek E. Luna, \$1058; Francisco Javier Jauregui Ceja, \$1058.

SPEEDING

Jennifer Louise Wallace, \$202; Mark Joseph Tyler Oglesby, \$292; Breane Yvonne

Fenton, \$292; Misty Rochelle Holliday, \$202; Kevin William Johnson, \$250.

USE OF MOBILE DEVICE

Tosha Nichole Miller, \$202.

FAILURE TO OBEY TRAFFIC CONTROL DEVICE

Perry Levi Todahl, \$542.

OTHER

Noel Heriberto Anguiano, fail to display registration plates, \$200; Heriberto Lua-Diaz, fail to carry registration card, \$200; Brandelyn Mark Russell, fail to drive within a lane, \$542; Brandelyn Mark Russell, improper display of stickers, \$200; Justin Thomas Graham, no lights, \$250; Brandon Michael Duren, improper display of stickers, \$242; Adrian Nathan Rich, pedestrian failure to yield to vehicle, \$242; Flavio C. Zaragoza Hernandez, prohibited parking, \$92; Flavio C. Zaragoza Hernandez, prohibited parking-unregistered, \$50; Rosa Isela Hernandez, providing vehicle to unqualified driver, \$242; Gustavo Mendia-Navarrete, improper left turn, \$542; Michael James Capone Jr., careless driving, \$1042.

CRASH: Victim married mere months before death

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Ingraham was pronounced dead at the scene of the crash, Jennings was transported to the hospital with minor injuries.

On a gofundme.com page seeking to raise money to cover funeral expenses, Ingraham's sister, Paige Hook, wrote, "Doug was working on his dream of becoming a published author ... He loved gaming, date nights with his wife, and family — including his nieces and nephews. He was a part of the Portland Singing Christmas Tree, loved his employment at Yahoo, and had plans to buy a house and have children with his wife."

Ingraham and his wife, Erika, had married just 76 days prior to his death. He had recently moved to Keizer from Beaverton.



Submitted One of the vehicles from the crash scene where Paul Douglas Ingraham was killed in Hillsboro.

The gofundme account had raised more than \$8,600 with a goal of \$10,000.