

VACANT,

continued from Page A1

he splits his time between working for the city and the Keizer Police Department.

While the problems occurring at the Sieburg home are relatively low-key and the structure itself appears unsafe for any occupancy, Keizer police ended up clearing out squatters at two other abandoned homes in 2017.

In February 2017, KPD officers executed a search warrant on a home at the corner of 14th Street Northeast and Mistletoe Loop Northeast. Two sisters and their families along with others were found inside. Crosby found solid waste violations, piles of trash in and around the home and a busted pick-up with expired plates as some of the most prominent violations. The women were cited for criminal trespass and hit with \$35,000 fines. The house had been in foreclosure.

In August 2017, police roused squatters from a home on Rivercrest Drive North where a woman had not only moved into a foreclosed home, but also began subletting other spaces inside and running a



KEIZERTIMES/Eric A. Howald

LEFT: The ceiling of a bedroom at the rear of a vacant house has fallen in and mold is overtaking the interior. ABOVE: Cast off tools and appliances fill a detached shed.

daycare on the premises. By the time police were able to get a search warrant, the occupants were in the process of creating additional, walled-

off living spaces in the garage.

The problem is two-fold, one that Keizer doesn't have much say in and the other which could allow the city to

track the problem better if the city council chose to adopt new ordinances regarding such homes.

The first problem is tracking ownership.

"In some of the cases, the bank starts the foreclosure process and starts sending notices to the families who abandon the home knowing they aren't going to be able to pay for it," Crosby said.

That leaves the property in limbo. While the family might still have their name on the deed, the bank typically isn't in any rush to assume ownership and all of the associated maintenance costs. Even if the city had the authority to hit the owner with penalties or fines for excess trash, noxious vegetation or disrepair, it would soon become a question of where to send the bill and no assurance that it would ever get paid.

It would also require the city to adopt an ordinance enumerating the standards that must be abided by and the requisite penalties for noncompliance. Keizer doesn't yet have such an ordinance.

The closest the city got was a discussion at a Planning Commission meeting in August 2015. Commissioners

considered an ordinance that would have put standards in place along with fees and fines, but it never made it to the city council. In retrospect, Brown thought the city had the cart before the horse. The proposed ordinance even included watering expectations, but commissioners balked at that.

"We kind of threw everything into it and when the legal department took a look at it, we realized it wasn't going to happen," Brown said.

Brown said recent discussions about other aspects of the city's development code have tried to address precisely what current residents want to see when properties are developed, but those have also run into headwinds. For example, a discussion regarding establishing a public amenity fee on new and remodeled commercial properties died at the feet of the Keizer City Council amid pushback from the business sector.

Brown said he's open to directing some resources to addressing the question of what is acceptable as far as vacant properties, but even those simple discussions quickly devolve into a question of money and staff time.

"We can talk about things like specific penalties, but any time you are dealing with enforcement, you are dealing with expenses for staff to have the time to do it and possibly more if it ends up in court," Brown said. Penalties could be made stiffer for repeat offenders within an ordinance.

Keizer could also look into creating vacant home and rental registries. Creating such a database would allow the city, and specifically Crosby, to check in on homes on the list to make sure they are up to snuff. The registry would also include a point of contact for when things go awry.

According to the website for the Center for Community Progress, such registries can be both a carrot and a stick. Some have employed graduated fees for every year a property is vacant in hope of motivating owners to act more quickly and get them occupied. Others offer to rebate some of the registry fees when buildings are restored and put back to use.

Yenne & Schofield PC

orthodontics for children, adolescents & adults

OUR KEIZER OFFICE IS NOW OPEN

5099 RIVER RD N

(In Schoolhouse Square)

We are excited to become a part of the growing Keizer community.



Invisalign® and Traditional Braces
Customized Payment Plans



FOR A FREE CONSULT CALL 503.362.0500

www.haveagreatsmile.com



KEIZER CLASSIFIEDS

SERVICES

Become a published author! Publications sold at all major secular & specialty Christian bookstores. CALL Christian Faith Publishing for your FREE author submission kit. 1-855-861-4571. ONAC

INVENTORS - FREE INFORMATION PACKAGE. Have your product idea developed affordably by the Research & Development pros and presented to manufacturers. Call 1-855-404-7583 for a Free Idea Starter Guide. Submit your idea for a free consultation. ONAC

DISH Network. 190+ Channels. FREE Install. FREE Hopper HD-DVR. \$49.99/month (24 months) Add High Speed Internet - \$14.95 (where avail.) CALL Today & SAVE 25%! 1-866-373-9175. ONAC

DIVORCE \$155. Complete preparation. Includes children, custody, support, property and bills division. No court appearances. Divorced in 1-5 weeks possible. 503-772-5295. www.paralegalalternatives.com legalalt@msn.com ONAC

Earthlink High Speed Internet. As Low As \$14.95/month (for the first 3 months.) Reliable High Speed Fiber Optic Technology. Stream Videos, Music and More! Call Earthlink Today 1-855-977-9436. ONAC

SERVICES

A PLACE FOR MOM. The nation's largest senior living referral service. Contact our trusted, local experts today! Our service is FREE/no obligation. CALL 1-888-651-5669. ONAC

Social Security Disability? Up to \$2,671/mo. (Based on paid-in amount.) FREE evaluation! Call Bill Gordon & Associates. 1-855-747-7830. Mail: 2420 N St NW, Washington DC. Office: Broward Co. FL., member TX/NM Bar. ONAC

DIRECTV. Call & Switch Now - Get NFL Sunday Ticket for FREE! Every Game. Every Sunday. CHOICE-All-Included Package. Over 185 Channels. \$60/month (for 12 Months.) CALL 1- 888-263-2310. ONAC

Life Alert. 24/7. One press of a button sends help FAST! Medical, Fire, Burglar. Even if you can't reach a phone! FREE Brochure. CALL 866-943-6687. ONAC

Spectrum Triple Play. TV, Internet & Voice for \$29.99 ea. 60 MB per second speed. No contract or commitment. We buy your existing contract up to \$500! 1-855-613-2321. ONAC

MISCELLANEOUS

Got an older car, boat or RV? Do the humane thing. Donate it to the Humane Society. Call 1- 877-246-1527 ONAC

Smart Health Dental Insurance. Most Dental Procedures Covered. No waiting periods! Most Plans Start at About \$1 a Day! FREE No Obligation Quote. Call Now! 1-844-486-3305. ONAC

DENTAL INSURANCE. Call Physicians Mutual Insurance Company for details. NOT just a discount plan, REAL coverage for 350 procedures. 844-239-9335 or http://www.dental50plus.com/25 Ad# 6118 ONAC

FDA-Registered Hearing Aids. 100% Risk-Free! 45-Day Home Trial. Comfort Fit. Crisp Clear Sound. If you decide to keep it, PAY ONLY \$299 per aid. FREE Shipping. Call Hearing Help Express. 1-844-903-1774. ONAC

Were you an **INDUSTRIAL** or **CONSTRUCTION TRADESMAN** and recently diagnosed with **LUNG CANCER**? You and your family may be entitled to a **SIGNIFICANT CASH AWARD.** Call 1-866-738-8251 for your risk free consultation. ONAC

DONATE YOUR CAR, TRUCK OR BOAT TO HERITAGE FOR THE BLIND. Free 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care Of. CALL 1-800-918-1105 ONAC

Subscribe Today!

CALL 503.390.1051

Worship Directory

These Salem-Keizer houses of worship invite you to visit.

Call to list your church in our Worship Directory: (503) 390-1051

JOIN US FOR SUNDAY WORSHIP
8:30 am • 10 am • 11:30 am • 6 pm
PEOPLESCHURCH
4500 LANCASTER DR NE | SALEM
503.304.4000 • www.peopleschurch.com

SAINT EDWARD Catholic Church
393-5323
5303 River Rd. N., Keizer
Father Gary L. Zerr, Pastor
Saturday Vigil Liturgy: 5:30 p.m.
Sundays: 8:15 a.m. & 10:30 a.m.
La Misa en Español: 12:30 p.m.

John Knox Presbyterian Church
452 Cummings Lane North • 393-0404
Rev. Dr. John Neal, Pastor
Worship - 10:30 a.m.
Education Hour - 9:15 a.m.
Nursery Care Available
www.keizerjpres.org

dayspring fellowship
Celebration Services
Saturday Evening 6:00 pm
Sunday Morning 9:00 am and 10:45 am
Children's Programs, Student and Adult Ministries
1755 Lockhaven Dr. NE Keizer
503-390-3900
www.dayspringfellowship.com

Keizer Christian Church (Disciples of Christ)
6945 Wheatland Rd. NE 393-6843
www.KeizerChristian.org
Worship and Children's Church • 10:00 a.m.
Office Hours 9 a.m. - 1 p.m. Mon. - Fri.

COUNTRYSIDE Christian Church
9:00 am & 10:30 am Sunday Worship
Classes for all ages
countrysidechristianchurch.org
Corner of Lockhaven and McLeod, KEIZER • (503) 540-1989