

COURTS: City can take steps to protect mobile home owners

By ERIC A. HOWALD
Of the Keizertimes

In the weeks since *Keizertimes* last reported on the plight of rent-burdened residents in a manufactured home park, the underlying issues involving predatory park owners made national headlines.

In a recent episode of *Last Week Tonight with John Oliver*, the titular host spent 15 minutes exposing the double-talk of one park owner, but the program also suggested a solution to the matter: granting the home owners in manufactured home parks the first right-of-refusal when a park comes up for sale.

The question is: which government entity has the power to grant such protections? The answer might be closer

to home than you think.

Keizer City Attorney Shannon Johnson declined to offer an official opinion on the matter, but pointed the paper in the direction of a 2010 decision from the Oregon Court of Appeals, *Thunderbird Mobile Club, LLC. v. City of Wilsonville*.

The dispute at the heart of the lawsuit involved the city's attempt to impose closure and

sale requirements on the owner of Thunderbird Mobile Home Club as the owner attempted to sell it for a different type development.

The city passed ordinances that required any owner of a

manufactured home park to provide 180 days notice of a park closure, a plan for where the park tenants could move their homes and a payment toward moving expenses.

The Wilsonville City Council based the action on a desire to preserve affordable housing and lessen the resulting losses for homeowners when a park is closed.

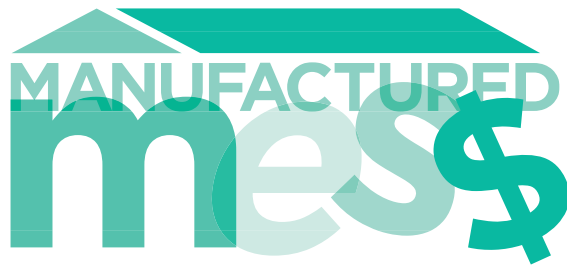
The owner of Thunderbird countered that the ordinances were in conflict with state regulations and amounted to an unconstitutional, and

uncompensated, taking of property and money.

The opinion of the court, authored by former Justice Anthony Sercombe found in favor of the city, a decision that would seem to grant authority to the Keizer City Council to enact something along the lines of a first right-of-refusal.

"We conclude that the adoption of the city's authority was within the city's authority ... and that the ordinances were not preempted by state statutes,"

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City will re-examine caretaker role at KRP



KEIZERTIMES/ERIC A. HOWALD

The Keizer City Council will re-examine the scuttling of a caretaker program at Keizer Rapids Park after new renter protections appear to complicate plans to turn a home into a city-owned rental property.

By ERIC A. HOWALD
Of the Keizertimes

An issue that arose at a Keizer Parks Advisory Board meeting rocketed to the top of the Keizer City Council's agenda six days later.

Members of the Parks Board recommended the council reassess a decision to turn a caretaker's home in Keizer Rapids Park into a rental home. The choice to end the caretaker program didn't sit well with Richard Walsh, a former city councilor and attorney, who warned the council against getting involved with a renter given

recent action in the Oregon Legislature to enact protections against evictions.

"There's four named reasons to kick somebody out ... It's like firing a city employee. It's a big process," Walsh told the council. However, Walsh said, a park caretaker or host would be exempt from those eviction protections.

The reasons landlords can evict under the new protections include: plans to demolish a unit and convert it to non-residential use; planning to repair an unsafe property; the landlords' family plans to

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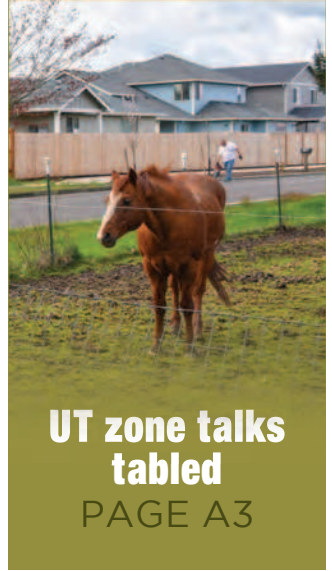


Easter cheer

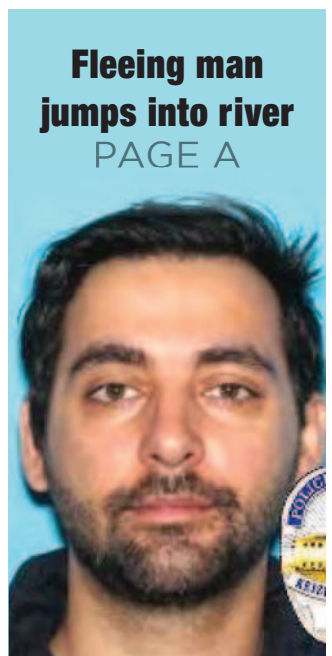
Submitted by Keizer Mart
Josslynn (7) and Jayla (3) of Keizer had very different reactions when they visited the Easter Bunny at Keizer Mart on Sunday, April 14. The Bunny will be back at the shop, at 4940 River Road N., from 3 to 6 p.m. Saturday, April 20. For a listing of local egg hunts, see Page A4.



Boys lacrosse
PAGE A14



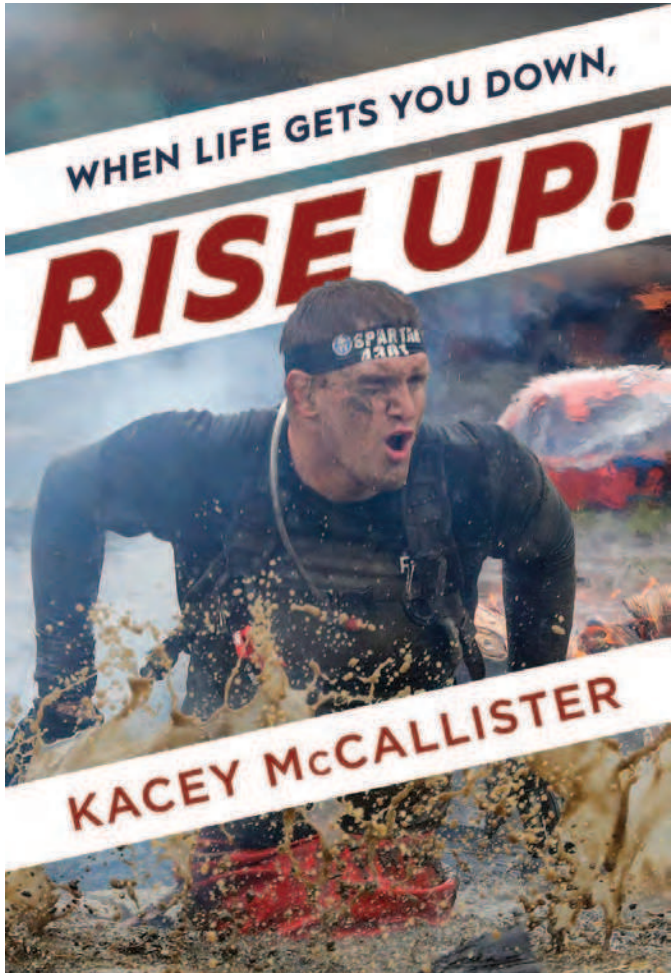
UT zone talks tabled
PAGE A3



Fleeing man jumps into river
PAGE A



Lady Celts fall after slugfest
PAGE A10



Submitted by Keizer Mart
McNary High School alum and motivational speaker Kacey McCallister recently debuted a memoir of overcoming a life without legs.

McNary grad, double amputee celebrates release of memoir

BY MATT RAWLINGS
Of the Keizertimes

As a double-amputee, Kacey McCallister has endured challenges of all kinds over the course of his life, and he has tackled them all with a fighting and resilient spirit that is rare to find.

Now, he can add the challenge of writing a book to his list of incredible accomplishments.

The book is called *When Life Gets You Down, RISE UP*, and on April 1, McCallister's finished product hit the shelves at Barnes & Noble.

"I wanted to share my life and my experiences, but more than anything, I wanted to influence people's lives through this book," McCallister said. "But the book really isn't about me. It's about what other people can do regardless of their circumstances and rising up when stuff gets hard."

It's hard to look at McCallister's life and see it as nothing less than an inspiration. He lost his legs at the age of six after a car accident where

he was ran over by a semi-truck. But despite being a double-amputee for the majority of his life, it never has stopped the former McNary athlete from living to the fullest.

In high school, McCallister won a district title in cross country and two district titles in wrestling. He also placed fourth at state in the 103-pound division.

In 2011, McCallister was inducted into the National Wrestling Hall of Fame and was a recipient of the Medal of Courage — which is an honor presented annually to a wrestler or former wrestler who has overcome what appears to be insurmountable challenges and provides inspiration to others.

But the 32-year old wasn't done conquering the physical world quite yet. After successfully completing several marathons, McCallister decided to get into Spartan racing — which is a series of races that feature different obstacle courses that vary in length and difficulty.

"More than anything, I wanted to influence people's lives through this book."

— Kacey McCallister

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