

# 1,700 property owners get notice of zoning changes

By ERIC A. HOWALD  
Of the Keizertimes

Property owners along River Road North, Cherry Avenue Northeast and some adjacent residential properties recently received letters from the city notifying them that their properties might be affected with planned changes to the development code.

Keizer Development Director Nate Brown understands that the wording of the letters might seem scary, but the wording is driven by the state. The actual changes being considered are intended to give owners more flexibility when developing or redeveloping their property.

"We're not restricting anyone, we're changing some of the processes, we're changing some of the designations to make it more sensible and give businesses more options to incentivize development," Brown said.

If the plan is approved, commer-

cial-zoned properties will be redesignated as mixed use to spur the inclusion of dwelling units when properties are redeveloped. A new overlay district, the River-Cherry Overlay District (RCOD), will: allow for expanded uses, implement updated aesthetic, landscaping and parking standards; and make some recommendations for public investments in the areas covered by the RCOD. The entirety of the proposed changes can be found on the city's website, [www.keizer.org](http://www.keizer.org), under the "Community Development" department and then "Current Projects" headings. The project name is the Keizer Revitalization Plan.

City staff began the study with consultants from Portland-based OTAK in 2018. After speaking with property owners throughout the new district, the study looked at the current conditions of the Keizer's commercial corridors, the market forces at work on a local level and how re-development might be used to help the city

meet its housing needs.

In addition to stakeholder input, listening sessions were held to pull in information from the public at large and showcase some of the ideas in the mix.

The first public hearing on the proposed changes is slated for Wednesday, Aug. 14, during a meeting of the Keizer Planning Commission. The meeting begins at 6 p.m. at the Keizer Civic Center. Comments can also be sent to [planning@keizer.org](mailto:planning@keizer.org). Given the scope of the proposed changes, there are likely to be additional chances to provide input at the planning commission before it makes a recommendation to the city council.

As for the adjacent residential properties affected by the changes, Brown encouraged restraint before panicking.

"The intent is not to affect residential (homeowners). There is a potential that adjacent properties will be included in the changes, but no one is going to lose property values, nobody's property is being taken and no one is being forced to do something they don't want to do. They will always be in control and always have the final decision on the property they own," Brown said.

"No one is being forced to do something they don't want to do."

— Nate Brown  
Community Dev. Director

## Reptile Man visits SPL

The Salem Public Library will host The Oregon Reptile Man on Wednesday, July 31.

There will be three shows. The first show will begin at 11 a.m., the second at 1 p.m. and the third at 7 p.m.

The Oregon Reptile Man will present 15 live reptiles

along with education and entertainment.

Tickets are free and can be picked up at the second and third floor "Ask here" desks the morning of the performances. Empty seats will be made available 10 minutes before each showing.

## Fiesta Mexicana arrives next week

The 56th Woodburn Fiesta Mexicana will take place at Legion Park from Friday, August 2 to Sunday, August 4 at Legion Park, 1385 Park Ave. in Woodburn.

Attendees can enjoy food, entertainment, and a carnival. A parade, car show and soccer tournament will also be present at the fiesta. The fiesta will begin on Friday at 12 p.m., and 10 a.m. on Saturday and Sunday.

Admission is free all day on Friday, and up to 5 p.m. on Saturday and Sunday. Prices for admission are \$5 after 5 p.m. on Saturday and Sunday for those ages 11 and older.

## Capitol Pride is Aug. 3

Salem's 2019 Pride in the Park will take place starting at 11 a.m. on Saturday, August 3 at the Riverfront Park Amphitheater.

The LGBTQ+ festival will offer live music and entertainment, vendors, food, drinks,

family activities and more.

Capitol Pride is a non-profit local festival, and all the work is done by volunteers.

For more information about the event, visit [salem-capitolpride.org](http://salem-capitolpride.org).

## public notices

### NOTICE TO INTERESTED PERSONS

#### NOTICE TO INTERESTED PERSONS

In the Circuit Court of the State of Oregon for the County of Marion Case No. 19PB05408

#### In the Matter of the Estate of Buford Wallace Stephens, Deceased.

Notice is hereby given that Buford Wallace Stephens died April 26, 2014, and that by order of the above entitled Court, the undersigned has been appointed Personal Representative.

All persons having claims against the Estate are required to present them to the Personal Representative at 693 Chemeketa Street NE, Post Office Box 2247, Salem, Oregon 97308-2247, within four months after the date of first publication of this notice or said claims may be barred.

All persons whose rights may be affected by this proceeding are advised that additional information may be obtained from the records of the Court, the Personal Representative, or the attorneys for the Personal Representative.

Samantha Norma Bambi Stephens  
Personal Representative

Sherman, Sherman, Johnnie & Hoyt, LLP  
Attorneys for Personal Representative  
693 Chemeketa Street  
Post Office Box 2247  
Salem, Oregon 97308-2247

Date of first publication: July 26, 2019  
Second and third publication: August 2, 2019, August 9, 2019

7/26, 8/2, 8/9

### NOTICE TO INTERESTED PERSONS

#### IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION PROBATE DEPARTMENT

Case No. 19PB05040  
INFORMATION TO HEIRS, DEVISEES, and OTHER INTERESTED PERSONS

In the Matter of the Estate of JUDY M. JOHNSON, Deceased.

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the above Estate. All persons having claims against the Estate of Judy M. Johnson are required to present them with proper vouchers to the undersigned Personal Representative, c/o Brian R. Whitehead, Attorney at Law, 1610 12th St., S.E.; Salem, Oregon 97302. Claims must be presented within four (4) months after the date of the first publication of this notice.

All persons whose rights may be effected by the proceedings hereby are advised that additional information may be obtained from the records of the above entitled Court, the Personal Representative or the attorney for the Personal Representative.

DATED this 16 day of July, 2019.

Date of first publication: July 26, 2019.

Julie Suchanek  
Personal Representative  
for the Estate of Judy M. Johnson

Personal Representative:  
Julie Suchanek  
2034 Myrtle Street NE  
Salem, Oregon 97301  
(971) 718-1961

Attorney for Personal Representative:  
Brian R. Whitehead,  
OSB #833452  
1610 12th St., S.E.  
Salem, Oregon 97302  
(503) 364-8505

7/26, 8/2, 8/9

### NOTICE TO INTERESTED PERSONS

#### IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION Probate Department

No. 19PB05589

#### NOTICE TO INTERESTED PERSONS

In the Matter of the Estate of DONNA DUNZ RUSSELL, Deceased.

Notice is hereby given that the undersigned has been appointed and has qualified as the personal representative of said estate. All persons having claims against said estate are hereby required to present the same, with proper vouchers, within four months after the date of first publication of this notice, as stated below, to the personal representative at: Garrett Hemann Robertson P.C., 1011 Commercial Street N.E., Salem, Oregon 97301, or they may be barred.

All persons whose rights may be affected by the proceedings in this estate may obtain additional information from the records of this court, the personal representative, or the attorney for the personal representative.

DATED and first published this 26th day of July, 2019.  
Susan Russell

#### Personal Representative

Theresa M. Wade  
OSB No. 993880  
Garrett Hemann Robertson P.C.  
1011 Commercial Street NE  
Salem, OR 97301

7/26, 8/2, 8/9

### NOTICE OF PUBLIC HEARING

#### CITY OF KEIZER NOTICE OF PUBLIC HEARING

#### NOTICE OF SUPPLEMENTAL BUDGET HEARING

A public hearing on a proposed supplemental budget for the City of Keizer will be held on **Monday, August 5, 2019 at 7:00 p.m.** This hearing will be held in the Robert L. Simon Council Chambers, Keizer Civic Center, 930 Chemawa Road NE, Keizer, Oregon. The purpose of the public hearing is to discuss and consider a supplemental budget for the 2019-2020 fiscal year budget. The supplemental budget will include the following adjustments:

1. Park Services Fund – to borrow up to \$150,000 from the Park Improvement Fund to provide appropriations for the Shade Sail Project.
2. Administrative Services Fund – Public Works – Civic Center Facilities – to recognize and appropriate \$25,000 in additional working capital to provide for the completion of the HVAC system upgrade that was not completed by the end of the previous fiscal year.
3. Administrative Services Fund – General Administration – to transfer \$15,000 from contingency to materials and services to provide for a liability insurance claim.
4. Community Center Fund – to recognize and appropriate \$40,000 in additional working capital to provide for a capital improvement project that was not completed by the end of the previous fiscal year.
5. Public Education

Government Fund – to recognize and appropriate \$20,000 in additional working capital to provide for production equipment improvements that were not completed by the end of the previous fiscal year.

The location of the meeting is accessible to the disabled. Please contact the City Recorder at (503) 856-3412 if you will need any special accommodations to attend the meeting.

If you have any questions regarding this meeting, please contact Chris Eppley, City Manager or Tim Wood, Finance Director at (503) 390-3700.

DATED this 22nd day of July, 2019.

Tracy L. Davis, MMC  
City Recorder

7/26

### NOTICE OF PUBLIC HEARING

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#### AMENDMENT TO KEIZER DEVELOPMENT CODE TEXT AMENDMENT CASE NO. 2019-14

**PURPOSE OF HEARING:** The City Council will hold a public hearing to consider proposed revisions to the Keizer Development Code to amend Section 2.125 (Activity Center Overlay Zone) to allow Auto and Home Supply Stores (SIC 553) and Automotive Services, Except Repair (754) as "flexible space uses" within Keizer Station Area D.

**LAND USE DECISION CRITERIA:** The criteria upon which the decision on this matter is to be considered can be found in Section 3.111 (Text Amendments) of the Keizer Development Code.

**DATE AND TIME OF HEARING:** Monday, August 5, 2019: 7:00 PM.

**LOCATION OF HEARING:** Keizer City Council Chambers, Keizer City Hall, 930 Chemawa Road NE, Keizer.

#### HOW TO PARTICIPATE:

Anyone desiring to speak for or against the proposal may do so in person, or by representative, at the public hearing. Written comments may be submitted to the Keizer Community Development Department, (930 Chemawa Road NE, Keizer, 97307, or [davist@keizer.org](mailto:davist@keizer.org)) prior to the public hearing, and must be received no later than 5:00 pm on the day of the hearing. The file with the staff recommendation relating to the above land use case may be reviewed on-line at [www.keizer.org](http://www.keizer.org), or hard copies may be obtained at City Hall for a reasonable cost. After the close of the hearing the City Council will approve, deny, modify, or refer back to the Planning Commission for additional consideration. Interested persons should become involved in the decision making process. Failure to raise an issue, either in person or in writing, or failure to provide sufficient specificity to afford the decision making body an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

Copies of the Keizer Development Code are available for viewing at the City of Keizer, Community Development Office or it can be reviewed on-line at [www.keizer.org](http://www.keizer.org) - Phone # (503) 856-3441 or (503) 856-3439.

UPON REQUEST, AUXILIARY AIDS AND/OR SPECIAL SERVICES WILL BE PROVIDED TO PARTICIPANTS WITH DISABILITIES. TO REQUEST SERVICES, PLEASE CONTACT CITY HALL AT (503)390-3700, OR TDD ACCESS AT 1-800-735-2900, AT LEAST TWO WORKING DAYS (48 HOURS) IN ADVANCE OF THE HEARING.

7/26

### NOTICE TO INTERESTED PERSONS

#### In the Matter of the Estate of Wayne Gale Porter Marion County Circuit Court

#### Case No. 19PB03531

All persons having claims against the above-identified estate must present them, within four months after the date of the first publication of the notice to the personal representative at the address designated in the notice for the presentation of claims or they may be barred.

Kathleen Porter, Personal Representative  
c/o Sam Sears  
570 Liberty St. SE, Suite 240  
Salem, Oregon 97301

All persons whose rights may be affected by the proceeding may obtain additional information from the records of the court, the personal representative, or the attorney for the personal representative.

This notice was first published on July 19, 2019.

7/19, 7/26, 8/2

### NOTICE TO INTERESTED PERSONS

#### In the Matter of the Estate of Glee L Bright Marion County Circuit Court Case No. 19PB02208

All persons having claims against the above-identified estate must present them, within four months after the date of the first publication of the notice to the personal representative at the address designated in the notice for the presentation of claims or they may be barred.

Sam Sears, Personal Representative  
570 Liberty St. SE, Suite 240  
Salem, Oregon 97301

All persons whose rights may be affected by the proceeding may obtain additional information from the records of the court, the personal representative, or the attorney for the personal representative.

This notice was first published on July 19, 2019.

7/19, 7/26, 8/2



**Dinner time.**  
A perfect moment to talk about alcohol.

An alarming number of pre-teens are drinking alcohol which makes it urgent to find every opportunity to talk to your kids about the dangers of underage drinking. For tips on how — and when — to begin the conversation, visit:  
[www.underagedrinking.samhsa.gov](http://www.underagedrinking.samhsa.gov)

**talk**  
they hear you

**SAMHSA**  
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