

City's ADU standards take spotlight again at planning commission

By ERIC A. HOWALD
Of the Keizertimes

The Keizer Planning Commission spent its November meeting bringing Keizer's development codes relating to accessory dwelling units (ADUs) into line with recent changes instituted by the Oregon Legislature.

Two potentially dramatic changes received no discussion during the meeting because the legislative action nullified previous regulations implemented by the city.

"As a result of HB 2001, local governments cannot require additional parking for ADUs and cannot require owner occupancy," said Shane With-

am, senior planner for the city.

Both topics were part of lengthy discussions by members of the planning commission last year. At that time, commissioners recommended requiring a property owner to occupy one of the dwelling units on a property and requiring additional on-site parking if on-street parking is not available.

Instead, the size of ADUs took centerstage at the meeting Nov. 13.

Previously, the limit was set at 750 square feet, but Lamont Hostetler, a builder from West Salem, said the state-recommended 900 square feet for detached ADUs was more accommodating for a variety of floor plans,

especially when a two-bedroom ADU was desired.

"With 900 feet you can build a nicer property and enhance the neighborhood and maintain the quality of the neighborhood," said Commissioner Garry Witham.

Commissioner Jeremy Grenz played devil's advocate.

"I see the 750 square feet fitting more the low-income housing that is needed in Keizer and the two-bedroom as another rental that goes for \$1,400 a month," Grenz said.

Despite that concern, commissioners voted unanimously to recommend a flat cap of 900 square feet on ADUs

or 75 percent of the main dwelling, whichever is smaller.

The one potential issue Witham saw with the change was ending up with large lots that have two nearly equally-sized dwellings. The change introduces the possibility of a development loophole, but property owners have other options like partitioning a lot for additional homes or building the second dwelling as the larger of the two on a property.

Witham also asked commissioners to weigh in on a proposal to limit the size of attached ADUs after running into a situation where one applicant built a duplex under the the guise

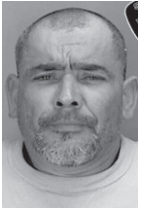
of an ADU. Doing so prevented the Keizer planning department from determining whether a duplex fit into the neighborhood and allowed the builder to pay a reduced permitting fee.

"A duplex is a different kind of housing stock and ADUs require zero parking and will share utilities. If they are equal, it is not an accessory," Witham said.

The planning department proposed that attached ADUs comprise no more than 40 percent of the main dwelling space.

Commissioners felt that standard was acceptable.

K9 tracks fleeing suspect to riverbank



D. Acevedo

Keizer Police Department K-9 Kobe successfully tracked a fleeing man to the banks of the Willamette River after leading police on a chase of through south Keizer and northeast Salem.

The incident began about 1:25 a.m. on Wednesday, Nov. 13, near

the intersection of Appleblossom Avenue Northeast and River Road North. Keizer officers attempted to stop a speeding motorist, but the driver instead led police on a two-mile chase into Salem. The driver crashed into a city-owned fence near Front

Street Northeast and Union Street Northeast and continued his attempt to escape on foot

Kobe was deployed at the scene and tracked the suspect to the greenway along the Willamette River where the man was taken into custody without further incident.

The suspect was later identified as David Acevedo, 45, of Lynnwood, Wash. He was taken to the Marion County jail and charged with attempt to elude (both felony and misdemeanor charges) and failure to perform the duties of a driver when property is damaged.

NEWS TIPS?

If it's happening in Keizer, or someone from Keizer — WE WANT TO KNOW.
kt@keizertimes.com

public notices

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION

No. 19PB08213
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of DAVID RICHARD RESINGER, Deceased.

Notice is hereby given that Beth R. Raetz has been appointed personal representative of the estate of David Richard Resinger. All persons having claims against the estate are required to present them, with vouchers attached, to the personal representative at 40407 NE 39th, Washougal, WA 98671, within four months after the date of first publication of this notice, or the claims may be barred. All persons whose rights may be affected by the proceedings may obtain additional information from the records of the Court, the personal representative, or the attorney for the personal representative, Peter E. Dorn.

Dated and first published on November 15, 2019.
Personal Representative: Beth R. Raetz

LAWYER FOR PERSONAL REPRESENTATIVE:
Peter E. Dorn
900 SW Fifth Ave., Suite 2000, Portland, OR 97204
Phone: 503/295-3061;
Fax: 503/226-9980.
Email: dornlaw@aol.com
OSB # 83181

11/15, 11/22, 11/29

NOTICE TO INTERESTED PERSONS

In the Matter of the Estate of Sue C. Wilson
Marion County Circuit Court Case No. 19PB08508

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.

Melissa Kessell, 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 November 15, 2019.

11/15, 11/22, 11/29

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION

Case No. 19PB08335
NOTICE TO INTERESTED PERSONS

In the Matter of the Estate of NORMAN ARTHUR QUALEY, Deceased.

NOTICE IS HEREBY GIVEN that the undersigned has been appointed personal representative. All persons having claims against the estate are required to present them, with vouchers attached, to the personal representative at the office of Jossi Davidson, Attorney at Law, 6198 Cascade Highway NE, PO Box 565, Silverton, Oregon 97381, within four (4) months after the date of first publication of this notice, or the claims may be barred.

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

Dated and first published: November 15, 2019.

Douglas L. Qualey
Personal Representative

Jossi Davidson
Attorney for the Personal Representative
6198 Cascade Highway NE
PO Box 565
Silverton, Oregon 97381

11/15, 11/22, 11/29

NOTICE TO INTERESTED PERSONS

In the Matter of the Estate of Grover L. Hofstetter
Marion County Circuit Court Case No. 19PB08729

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.

Mark J. Baker,
Personal Representative
c/o Tom Larimer
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 November 22, 2019.

11/22, 11/29, 12/6

NOTICE TO INTERESTED PERSONS

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

Case No. 19PB08323
NOTICE TO INTERESTED PERSONS
In the Matter of the Estate of RICHARD N. ROBINSON, Deceased.

NOTICE IS HEREBY GIVEN that Tawny Brown has been appointed as Personal

Representative. All persons having claims against the Estate are required to present them, with vouchers attached, to the Personal Representative, Tawny Brown, c/o Christopher Hamilton, of McGinty Belcher & Hamilton, Attorneys, PC, P.O. Box 12806, Salem, Oregon, 97309, within four months after the date of first publication of this notice, or the claims may be barred.

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

DATED this 13th day of November, 2019.

Date of first publication: November 22, 2019.

Christopher Hamilton,
OSB #123331
Attorney for Personal Representative

Personal Representative
Tawny Brown
1605 Manzanita Street NE
Keizer, Oregon 97303
(503) 559-1546

11/22, 11/29, 12/6

Attorney for Personal Representative

Christopher Hamilton,
OSB # 123331
McGinty Belcher & Hamilton, Attorneys, PC
P.O. Box 12806
Salem, OR 97309
Tel: (503) 371-9636
Fax: (503) 371-2879
E-mail: christopher@mcginty-belcher.com

11/22, 11/29, 12/6

STORAGE AUCTION

Self Storage Public Sale
Celtic Storage
1101 Chemawa Rd N
Keizer, OR 97303
Saturday, December 3rd
Bid13.com

#3 Katie McMullen

Sale subject to Cancellation.
Celtic Storage reserves the Right to refuse any and all bids.

11/22, 11/29

NOTICE TO INTERESTED PERSONS

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION

No. 19PB08476 - Probate
In the Matter of The Stephen A. Stone, Jr. Revocable Living Trust Agreement,
Stephen A. Stone, Jr., Deceased

Notice is hereby given that Pioneer Trust Bank, N.A. is serving as Trustee of the Stephen A. Stone, Jr. Revocable Living Trust, dated December 30, 1991 and amendments (Trust), and as Trustee has filed a Petition to Determine the Claims of Creditors in the Circuit Court of the State of Oregon for Marion County, Circuit Court No. 19PB08476. The Settlor of the Trust is Stephen A.

Stone, Jr.

All claims are required to be presented to Pioneer Trust Bank, N.A., Trustee, P.O. Box 2305, Salem, Oregon 97308.

Claims against the Trust estate may be barred unless presented to the Trustee at the address herein specified within four months from the date of the first publication of this notice.

All persons whose rights may be affected by these proceedings may obtain additional information from the Trustee at the address stated, from the records of the Court, or from the attorney for the trustee, Sarah K. Rinehart.

Dated and first published November 22, 2019.

Pioneer Trust Bank, N.A., Trustee of

The Stephen A. Stone, Jr. Revocable Living Trust, Petitioner

Sarah K. Rinehart,
Attorney at Law
OSB# 821142
117 Commercial Street NE, Suite 300
Salem, Oregon 97301
Attorney for Trustee

11/22, 11/29, 12/6

NOTICE OF PUBLIC HEARING

CITY OF KEIZER
NOTICE OF PUBLIC HEARING

PUBLIC HEARING TO DISCUSS RENT BURDENS WITHIN THE CITY OF KEIZER

NOTICE is hereby given that the City Council of the City of Keizer will hold a public hearing to discuss the causes and consequences of severe rent burdens within the City of Keizer, the barriers to reducing rent burdens, and the possible solutions to reduce the rent burdened households within the City of Keizer. This hearing is

required by state law.

The hearing shall be held on **Monday, December 2, 2019, at 7:00 p.m.** in the Council Chambers, Keizer Civic Center, 930 Chemawa Road NE, Keizer, Oregon. (NOT A MAILING ADDRESS)

Anyone wishing to make comment on this matter may provide testimony at the hearing or submit written response to the City Recorder, to be received no later than 5:00 p.m. on December 2, 2019. Responses may be delivered to Keizer Civic Center or mailed to Tracy L. Davis, City Recorder, P.O. Box 21000, Keizer, Oregon 97307.

The location of the hearing is accessible to the disabled. Please contact the City Recorder at 390-3700 at least 48 hours prior to the hearing if you will need any special accommodations to attend or participate in the hearing.

If you have any questions, please contact Chris Eppley, City Manager for the City of Keizer at (503) 390-3700.

Dated this 18th day of November, 2019.

Tracy L. Davis, MMC
City Recorder

11/22

AMENDED ORDER

IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF MARION

No. 19DR13394
Judge Armstrong
AMENDED ORDER TO SHOW CAUSE FOR PUBLICATION

In the Matter of the Marriage of BRITNI DAVALOS, KNA BRITNI VILLERREAL, Petitioner, and

ATILANO DAVALOS, Respondent.

TO THE ABOVE-NAMED BRITNI DAVALOS, KNA

BRITNI VILLERREAL:

YOU ARE ORDERED to file a written "answer" (or "reply") given to the court clerk or administrator of this court within 30 days of the date of first publication specified herein along with the required filing fee", and furnish a true copy to Richard F. Alway, attorney for Respondent, to show cause why the court should not enter a judgment granting the following relief: Modifying the Final Decree of Dissolution of Marriage entered on September 15, 2011 in County of Lea, State of New Mexico, Fifth Judicial District Court, as follows:

a) Awarding Respondent the sole legal custody and control of the minor children of the parties, namely Atilano Davalos, Gilberto Davalos, and Angel Davalos.

b) Providing that Petitioner's parenting time with the minor children as the parties may agree, or according to Respondent's sole discretion.

c) Modifying child support in conformity with the new parenting time plan.

d) Allowing Respondent a credit against support arrearages since 2013 during which time he, with the knowledge and consent of Petitioner, has had physical custody of the children.

IT IS FURTHER ORDERED that if you, without good cause, fail to file a written answer as required above, this court will enter a judgment granting Respondent the relief set forth above or other appropriate relief.

Signed: 11/5/2019 01:04 PM

Circuit Court Judge Sean E. Armstrong
Richard F. Alway, OSB No. 77096, Attorney for Respondent
Date: 10/31/19

11/15, 11/22, 11/29, 12/6



Before the big sleepover.
A perfect moment to talk about alcohol.

For tips on how—and when—to begin the conversation, visit: www.underagedrinking.samhsa.gov

