

# Local candidates in the spotlight

Candidates from Page 1A

presentation illustrating the risk to the city.

"One of the things I've found most compelling about this election is tsunami preparedness," Horning said. "New information is coming now that compels us to doing evacuation infrastructure at a higher priority and a higher speed level than we have."

Horning said the next tsunami is due every 340 years — and the last one occurred 316 years ago, in 1700. Seaside is "all going to be flooded" in the event of a tsunami, Horning said. "The most important thing to do is to take care of our evacuation infrastructure."

"If we have to choose priorities for projects in Seaside, building bridges is first and foremost in my mind," he said. "All of our bridges need to be earthquake-proof."

Horning estimated the cost of replacement at \$5 million for each of seven at-risk bridges. Upgrades could be financed by five-year city bonds, he said. "The first thing I would do is call a community gathering and come up with a design scenario," he said.

Johnson said voters should not only consider tsunamis, but remember storms that come "even more frequently."

"Prepare for the big one, but be ready for the other ones coming through," Johnson, who serves as council president, said. "I think we're doing a great job of getting ready as best we can with the limited resources we have available to us."



Gearhart Mayor Dianne Widdop, front, was among those in the audience at the American Association of University Women Forum Monday night.

Johnson pointed to his 16 years of experience and past leadership of the budget committee, Planning Commission, and other civic and fraternal organizations. "We are a city run by committees and decisions," Johnson said. "I take their input very seriously and will keep doing that if I am elected."

Both candidates are life-long Seaside residents.

## Gearhart mayor

Gearhart's mayoral candidates Matt Brown and Bob Shortman clashed on issues of short-term rentals, tsunami preparedness and housing. Brown, a PGA professional at Highlands Golf Club, said he supported Gearhart's new short-term rental ordinance. "I talked to a lot of residents to get their feedback," Brown said. "I was in favor of a true compromise, one where there were common-sense regulations like there are in other coastal communities. But I was also in favor of a com-

promise to grandfather in short-term rental owners."

The city ordinance, which was put into law at the city's last council session, could relieve the rental housing shortage in Gearhart, Brown said. "There just aren't any long-term rentals," he said. "If that number through attrition goes down over time, that will create a market for more long-term rentals."

Shortman, who is head of the Clatsop County GOP, said Gearhart was "founded on the daddy trains."

"I don't agree with the law that was passed," Shortman said of Gearhart's short-term rental rules, which require registration and inspection of short-term rental properties. "Our town was founded on short-term rentals."

Shortman said many residents never received the opportunity to share their opinions, and those who did were not heard by councilors. "Nobody from the mayor or

council has personally talked to the people I talked to," he said. "I don't think these people should be painted with the scarlet letter."

## Viewpoints

In Seaside, councilors Randy Frank and Seth Morrissy are running unopposed. In Gearhart, councilors Sue Lorain and Dan Jesse are also unchallenged. They shared their views on a wide variety of topics at Monday's AAUW forum.

### On public service:

Randy Frank: "I'm just finishing up my fourth year on the council, and what I appreciate about it is the connection we get with everybody in town."

### On housing:

Seth Morrissy: "We need to address affordable housing. You can lower the burden on developers to build multi-family housing. The fees are extraordinarily high to build these types of housing. That would be the first approach."

### On the potential closing of Gearhart Elementary School:

Sue Lorain: "I think residents will be thrilled to (have) a 21st-century school instead of a 19th-century school with a 19th-century boiler with rats running underneath the gym."

### On short-term rentals:

Dan Jesse: "I supported the ordinance we came up with in Gearhart. It's in our best interest to try to work with the concept of having them in our community, but try to keep them in check so that those who live there full time can live cohesively with the people who are there short term."

# Council backs bond

Bond from Page 1A

The \$99.7 million plan scales back from the \$128.8 million 2013 proposal, eliminating an auditorium, covered bleachers, long-term emergency shelters and a varsity playing field. "Because of those reductions and because of historically low interest rate, the total cost of the bond is going from \$2.16 per thousand to \$1.35 per thousand," Dougherty said. "That is a 37.5 per cent decrease in the total amount of the bond."

The presentation stressed not only safety for students in schools likely to be flooded in the event of a tsunami or quake, but the condition of those schools, Gearhart Elementary, Broadway Middle and Seaside High schools.

From 1948 to 1958, the district built Gearhart Elementary School and Broadway Middle School.

Seaside High School. Those buildings were designed to last 45 to 50 years; their average age is 65 years. "They've exceeded their useful lives and they're structurally deteriorating," Dougherty said, presenting photos of structural cracking, crumbling sidewalls, encapsulated asbestos, inaccessible piping and leaks from patched flat roofs.

If the bond passes, the school district would then approach the City Council for an urban growth boundary expansion, a process joined by the county and the state. "We cannot afford the work before a bond is passed," he said. "It's a process we've started, but without the vote we cannot begin the process."

If the bond succeeds with voters, the expansion enabling roads and services could be completed within a year. Schools are expected to be completed at the new location within four years.

Phillips offered a motion that the City Council support the bond issue, which was approved unanimously.

"It's wonderful to have them endorse this," Dougherty said after the council's vote.

"It was such a new thought with Cascadia issues in 2013, that's all people heard," he added. "They didn't hear the other components of the conditions of the schools. Now everybody's aware of Cascadia, I don't have to have that as a main focus. That's why 90 percent of my focus is on the condition of the schools. I think it's a shock to a lot of people that the concrete is literally disintegrating."

## CITY OF GEARHART VS. PROPERTY OWNERS

# Short-term rentals, long-term challenges

Whether at the ballot box or in court, new rules face opposition

By R.J. Marx  
Seaside Signal

The ink on Gearhart's short-term rental rules is barely dry and already there are challenges in the works.

"We have engaged attorneys," David Townsend, a Gearhart property owner, said. "We are preserving all of our options, looking at all of them."

Short-term rental owners could file an appeal with the state, or gather signatures to file a ballot initiative to bring an "alternative ordinance" to voters. Townsend and others would seek to enable the transfer of permits in a sale — prohibited under the city ordinance — and see the cap lifted to accommodate more short-term rentals.

"We've engaged attorneys

on both the Land Use Board of Appeals and the initiative," Townsend said. "We are seriously pursuing one if not both options. If we win at LUBA, we don't need to do the initiative."

A notice of intent to appeal must be filed by Oct. 27, 21 days after the ordinance went into effect, according to City Administrator Chad Sweet.

In a list of frequently asked questions delivered to property owners this week, the city laid out rules for homeowners with short-term rentals, including limits to street parking, septic capacity, weekly side-yard garbage pickup, landscaping and property manager contact information. Inspections will be conducted by the city's building official.

Applicants must provide proof that city lodging taxes were paid. While property owners can apply for a variance from a requirement by applying to the Planning Commission, all conditions must be met within 180 days

from Dec. 16, the last day of the 60-day short-term property owner application period.

Should opponents take action, supporters will look to the city to respond with a

counter initiative.

A notice of intent to appeal must be filed by Oct. 27, 21 days after the ordinance went into effect, according to City Administrator Chad Sweet.

# BUSINESS DIRECTORY

## FLOORING

Laurelwood Compost • Mulch • Planting MacMix Soil Amendments

**YARD DEBRIS DROP-OFF**  
(no Scotch Broom)

**503-717-1454**

34154 HIGHWAY 26  
SEASIDE, OR

**Laurelwood Farm**

## LANDSCAPING

**BOB McEWAN CONSTRUCTION, INC.**

EXCAVATION • UNDERGROUND UTILITIES  
ROAD WORK • FILL MATERIAL  
SITE PREPARATION • ROCK

OWNED AND OPERATED BY MIKE AND CELINE McEWAN

**503-738-3569**

34154 Hwy 26, Seaside, OR  
P.O. Box 2845, Gearhart, OR

SERVING THE PACIFIC NORTHWEST SINCE 1956 • CC48302

## CONSTRUCTION

**Randall Lee's 0% FINANCING AVAILABLE**

**Flooring America.**

Window Treatments, Fabric, Designer Wallpaper, Visit Our Counter Tops, All Flooring and Miele Vacuums *Outlet!*

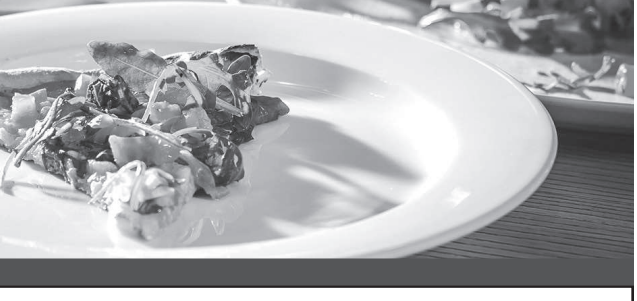
2311 N. Roosevelt Dr., Seaside, OR 97138 • 503-738-5729  
rflooring@yahoo.com • www.RandallLeesFlooring.com

Randall Lee's Flooring Outlet • 3579 Hwy 101 Gearhart • 503-738-6756  
Warehouse pricing • Open to the Public • Hundreds of instock rolls & remnants • In House Binding

# BUSINESS DIRECTORY

# DINING on the NORTH COAST

Great Restaurants in:  
**GEARHART SEASIDE CANNON BEACH**



Excellence in family dining found from a family that has been serving the North Coast for the past 52 years

Great Breakfast, but that's not all...  
Great lunch and dinner menu, too!  
Great pasta, steaks & seafood!  
Homemade Clam Chowder, Salads!

**PIG 'N PANCAKE**

Seaside • 323 Broadway • 738-7234 (Open 7 Days)  
Cannon Beach • 223 S. Hemlock 436-2851 (7am-3pm Daily)  
Astoria • 146 W. Bond • 325-3144

## WANNA KNOW WHERE THE LOCALS GO?

• Breakfast • Lunch • Dinner

**RILEY'S RESTAURANT & LOUNGE**

Something for Everyone

• Lighter appetite menu • Junior menu

**BEST BREAKFAST IN TOWN!**

Fish 'n Chips • Burgers • Seafood & Steak  
Friday & Saturday - Prime Rib  
Lounge Open Daily 9-Midnight  
All Oregon Lottery products available

1104 S Holladay • 503-738-9701 • Open Daily at 8am

**MAZATLAN**

MEXICAN RESTAURANT

Phone 503-738-9678  
1445 S. Roosevelt Drive • Seaside

NATIONALLY FAMOUS CLAM CHOWDER • FRESH OREGON SEAFOOD

**Mo's RESTAURANTS**

CANNON BEACH

503-436-1111  
Ocean Front at Tolovana Park

www.moschowder.com

# ANNUAL ENROLLMENT MEDICARE ADVANTAGE PLANS

October 15<sup>th</sup> thru December 7<sup>th</sup>

Plans change every year  
**Come Review** your policy and other policies & options available to you with your **Local Medicare Insurance Agent!**

**Call Steve Putman today at 503.440.1076** to schedule your appointment!