

Short-term rental owners fret over impact of rules

Vacation homeowners say it's a matter of 'survival'

By R.J. MARX
The Daily Astorian

GEARHART — Opponents of limits on vacation rentals in Gearhart say they are not getting equal time in the debate and the city has already decided to enact rules, overriding their input. Gearhart property owners Katherine Schroeder and Nancy Marshall, in a discussion at Schroeder's home Wednesday, said vacation homeowners could effectively regulate themselves. They oppose the city's plans to seek changes in the zoning code to regulate short-term lodging of 30 days or less.

Schroeder's North Marion Avenue home was rented by the previous owners, and rented continuously for about 65 years.

Marshall, a North Marion Avenue resident, arrived in Gearhart in 1989.

"We've had the beach house since 1989," Marshall said. "We needed to rent it, and continue to rent it. We're not opposed to the tax, but to have the city tell me how I can use my property really irritates me."

Schroeder and Marshall vigorously oppose restrictions.

"Those who want to regulate think it's for the good of the community but those of us who don't want regulations, think it's to survive," Schroeder said. "The regulations are not simply regulations, they are restrictions, also, which I think is a big distinction."

"People think we're making money hand over fist," Marshall said. "We're not."

Renting their homes out on a short-term basis allows property owners to use their own properties for part of the year, Schroeder said.

Gearhart is different than other cities, Schroeder and Marshall both said.

Schroeder, Marshall and several other Gearhart fam-

ilies began meeting in 2014 when the topic first came on the horizon.

They say short-term rental owners should be self-regulating, with the first step education.

"What I'd like to see them do is educate those who have short-term rentals, let everyone know what they expect as good neighbors," Marshall said.

Schroeder said the number, and the threat, of short-term rentals is vastly overrated and the small number of vacation property owners — by the city's estimate, about 75 to 80 — does not need to be regulated.

"People think there are lots of us," Schroeder said.

The city has tried to prove higher numbers of short-term rentals in Gearhart, but in the last two years, the number of such homes has remained about the same, she said.

"Sixty five percent of homes in Gearhart are secondary homes, they're not primary residences. Of those. It's a small handful who rent.

Bad apples among homeowners would be dealt with by peer pressure, Schroeder said. "We know who they are."

Rather than new rules, the city should do more to enforce existing regulations, and condos or apartments should have a manager who enforces rules on their properties.

"Gearhart has noise rules," Schroeder said. "They can enforce the noise rules, the garbage rules, the parking rules. They're already in the books, they're in the city code."

"In 28 years, not once have I ever had a letter from the city to say my party misbehaved, a party, or trash," Marshall said.

Many of the complaints submitted to the city are undocumented or vague, Schroeder added, particularly complaints about garbage strewn about or noise from parties.

"How did they know it was short-term renters?" Schroeder asked. "They could very well be the owner using their own home."

Warrenton scorches Naselle

The Daily Astorian

WARRENTON — Warrenton racked up 14 hits, and three Warrior pitchers scattered five hits with nine strikeouts Thursday, in a 13-3 win over Naselle at Huddleston Field.

Starter Joe Little (four strikeouts, one walk) and relievers Dalton Knight and Justice Watson combined for the 10-run Warrior win, helping Warrenton improve to 5-2 overall.

Warrenton has a pair of non-league games Saturday at home vs. Monroe, before Lewis & Clark League play begins next week.

The Warriors scored seven runs in their first at-bat in Thursday's win, highlighted by an RBI double from Kale'o Kapua, and run-scoring singles by Gavon McFadden (his second hit of the inning) and Watson.

Warrenton has now scored in the first inning in six of its seven games this season.

Watson had three hits to lead the Warriors, while Anthony Cochran had a double and Matthew Burgher added a pinch-hit single in the fourth inning.

Naselle's Jacob Scrabbeck had a two-run double in the third inning, and Donny Edwards scored twice for the Comets.

Scrabbeck started on the mound and gave way to Edwards in the second. The two combined for seven strikeouts and three walks.

More local sports news on Page 7A.



Warrenton's Justice Watson slides back to first during a pick-off attempt in the sixth inning. More photos at www.dailyastorian.com



LEFT: Warrenton's Gavon McFadden slides into the plate for a run during the first inning of the baseball game against Naselle on Thursday. RIGHT: Warrenton's Joseph Little pitches in the second inning.



Photos by Joshua Bessex/The Daily Astorian

SCOREBOARD

PREP SCHEDULE

TODAY
Baseball — Gaston at Knappa (2), 3 p.m.
Softball — Gaston at Knappa (2), 3 p.m.

Track — Seaside at McKenzie, 10 a.m.

SATURDAY

Baseball — Fort Vancouver at Seaside (2), 1 p.m.; Monroe at Warrenton (2), 1 p.m.

Softball — Monroe at Warrenton (2), 1 p.m.

Track — Lower Columbia Invitational, St. Helens; Willamette U. Invitational, TBA; Warrenton at Banks Invitational, 9 a.m.

BASEBALL

Astoria 11, Scappoose 5
Astoria 022 003 4-11 12 1
Scappoose 100 001 3-5 6 3
Lyngstad, Wallace (7) and Helmersen; Alioth, Gross (6) and Gill. W: Lyngstad. L: Alioth. S: Wallace. RBI: Ast, O'Brien 3, Fremstad 2, Helmer-

son, Strange, Tuimato, Arnsdorf; Sca, Woods 2, Gross, Teeter. 2B: Ast, Fremstad, Strange, England; Sca, Woods 2, O.Parson. HBP: Ast, Tuimato. LOB: Astoria 12, Scappoose 6.

Warrenton 13, Naselle 3
Naselle 002 010-3 5 2
Warrenton 711 121-13 14 3
Scrabbeck, Edwards (2) and Bergeson; Little, Knight (4), Watson (6) and McFadden. W: Little. L: Scrabbeck. RBI: Nas, Scrabbeck 2; War, Foster 2, Watson 2, Cochran, Kapua, McFadden, Wilson. 2B: Nas, Scrabbeck; War, Kapua, Cochran, Watson. HBP: Nas, Bergeson; War, Little, Cochran, Foster. LOB: Naselle 7, Warrenton 8.

SOFTBALL

Game 1
Seaside 19, Warrenton 3
Warrenton 020 10-3 7 6
Seaside (12)61 0x-19 19 5
WP: Jetta Ideue (8 K's, 0 walks). LP: Claire Bussert (0 K's, 2 walks). RBI: War, Little; Sea, Shand 5, Pldeue 2, West 2, Poranol 2, Westerholm. 2B:

Sea, Ideue. 3B: Sea, Ideue, Shand. LOB: Warrenton 7, Seaside 10.

Game 2
Seaside 9, Warrenton 5
Warrenton 130 001 0-5 8 2
Seaside 611 100 x-9 5 2
WP: Sequoia Shand (0 K's, 3 walks).

LP: Landree Miethe (8 K's, 7 walks). RBI: War, Miethe, Bussert; Sea, Gonzales 3, Westerholm 2, West. 2B: Sea, Westerholm 2. 3B: War, Miethe, Little. HBP: War, Bussert, May, Erland; Sea, Poranol 2, Klaffke. LOB: Warrenton 9, Seaside 6.

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