



Edward Stratton/The Daily Astorian

Clatsop Community College's main campus has been drastically altered by the construction of the new Patriot Hall.

College: 'Looking at ways to simplify and create landscaping that is less labor-intensive'

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Going native

The college's landscaping is an amalgam of ornamentals arrayed around the academic halls of the 7 developed acres on the main campus, much of it installed in the last round of the Jerome Campus Redevelopment Project with the construction of Columbia Hall and renovation of Towler Hall.

The college spends about \$1,700 a month for Greensmith Landscape Maintenance to mow twice a month. Staffers handle the buildings and surrounding ornamental beds, contrasted by the wild, native habitat surrounding campus to the south and east, often untouched by staff and a buffet for browsing deer that regularly roam through campus. With its pared-down maintenance staff, the college hopes to recreate more of that natural environment farther into campus as a low-maintenance landscaping option.

Peri Vaughn, an exterior maintenance worker weeding outside college's library Wednesday, said she enjoys her job and being outside, but it can be difficult staying on top of the weeds throughout campus. She said the sheer task of trying to weed the hilly campus often scares away potential volunteers.

"I think people look at this and say, 'God almighty,'" she said, adding the hope is that, as native plants take hold, the weeds will find it harder to establish a foothold.

The college is not alone in the strategy. Dave Price, spokesman for Oregon Coast Community College in Lincoln County, said his staff includes one maintenance person covering a 40-acre campus in Newport. There, he said, the college



Danny Miller/The Daily Astorian

Construction continues on Patriot Hall at Clatsop Community College.



Edward Stratton/The Daily Astorian

Malia Brown, left, and Derek Evans watch the last truss of the new Patriot Hall rise to the roof of the three-story academic hall.

focuses on native plants to minimize the time staffers spend on landscaping.

New courtyard

Dorcheus said the plan is

to have Patriot Hall finished in April. Once outside work on the new academic hall is complete in the fall, work can begin on the surrounding landscape.

Between Patriot and Towler

halls and the library, the college is planning a central courtyard with a small lawn surrounded by ornamental shrubs, Italian cypress and Japanese stewartia trees. The steep, rocky hillside descending to the base of Towler Hall will be covered with ornamental grass interspersed with islands of sword ferns and evergreen shrubs.

Around the new Patriot Hall will be small shrubs along Lexington Avenue. A new sidewalk will run down 16th Street, protected from the street by rock mulch and trees.

The college is "looking at ways to simplify and create landscaping that is less labor-intensive," Dorcheus said. "At the end of the day, that has to be our goal. That's what we're looking for in this campus core, as far as the rebuild with this project, and it's what we're looking for potentially with the front of Towler (Hall) as well."

Rentals: Existing transient or vacation home rental permits would not be affected

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short-term rentals than Cannon Beach.

The change would not affect existing transient or vacation home rental permits. Vacation rental permits could still be issued.

"Cannon Beach has already the most restrictive short-term rental rules on the coast," resident Alaina Giguere said. "This plan is working, our neighborhoods are protected, our property managers here are wonderful and respectful."

"If anything, make it more lenient so the city can be enjoyed more and more," said resident Steve Crane.

Steve Fulkerson, a homeowner in the lottery portion of the program, said short-term rentals allow large groups affordable lodging.

Due to city notices containing two different dates, the Planning Commission's hearing will continue at 6 p.m. Thursday. If the commission makes a recommendation, a City Council public hearing will be held in September. The council has the final action.

Vacation rentals are part of the city's short-term rental program, which also includes about 110 rentals with a 14-day limit.

Vacation rentals, limited to 92 permits, include about 58 transient rentals grandfathered into the program, and 22 lottery rentals that expire after five years. The lottery subprogram is growing, City Planner Mark Barnes said, with 142 names on the list.

In 2014-15, short-term rentals generated \$288,700 in transient room taxes, a number that has since increased, Barnes said.

Some opponents said limiting short-term rentals could negatively affect businesses and home values, and short-term rentals would continue regardless.

"Cannon Beach is a resort town and there isn't going to be any regulations we can have that will change that," said Pat Sparks, a short-term rental owner. "I've never had a neighbor that's complained about anyone."

Resident Jan Siebert-Wahr-

mond was the only speaker not opposing the changes. She said she supports the council "relooking at this issue for the livability of our community."

Some objected to how the proposed amendments were brought to the Planning Commission without a decision or vote. The council directed the staff to bring the amendments to the commission, Barnes said, and an agreement is enough to start a process.

"I think it's difficult for staff to interpret what City Council sometimes is wanting to have done," resident Herb Florer said. "I don't know if there was ever a direction. I don't think there should have been a direction since there is nothing in the record that shows any kind of decision."

"The direction to me was unmistakable, but there was no motion and vote," Barnes said Tuesday.

Short-term rental problems discussed by councilors and staff during public meetings included enforcement issues and regulations not reflecting the changing, increasingly digital industry.

The council has also discussed short-term rentals in the context of affording housing.

"I think the relationship between the two is tenuous at best, but there's at least the perception that there's a relationship there," Barnes said. "Even if that's not correct, I think it bears some looking at."

Petrina said he would never rent his home long-term because he uses his house during the year.

"I think the council is overreacting thinking that short-term rentals are what's the cause of not having long-term rentals," Giguere said. "One does not have anything to do with the other."

For 59 percent of the recent citizen survey respondents, it was important that the city reduce the number of short-term rentals in residential neighborhoods.

"The city finds that the rental of dwelling units for periods of 30 days or less has the potential to be incompatible with surrounding residential uses," the staff report states.



Les Wierison



Mark Barnes



Herb Florer

Cabin: 'All these pieces were from historic houses, even the shingles.'

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window that curves outside to resemble a captain's window on a ship.

Bathroom floor tiles include address numbers from former Portland houses, some arranged in the "pi" numerical sequence, and a tower with stained-glass windows can be reached from attic-like stairs that fold down.

Since Bosco's death in 1987, Schein and her husband, Ed, have taken care of the home. But the upkeep and distance became too difficult for the Seattle-based couple, and they put the updated home on the market with local real estate agent Robin Risley of Cascade Sotheby's.

The home may be featured in the upcoming Cannon Beach Cottage and Garden Tour in September.

Bosco and the Architectural Heritage Center's other founder, Ben Milligan, salvaged architectural pieces from demolished historic buildings in the Northwest. They collected a significant amount of architectural artifacts that are still on display and were advocates for historic preservation.

The center offers exhibits, education and walking tours of historic areas.

Besides conserving architectural history, Bosco taught arts and ceramics classes in Portland. The home showcases his



Photo courtesy of Don Frank

sculpture work, including one blown-glass creation resembling a sea anemone.

"Each person has a different feeling about what's really special here," Schein said about the sculpture collection.

Who would be the ideal buyer for the home?

"Somebody who appreciates the unusual, unique and artistic qualities — and the historic qualities," Schein said. "All these pieces were from historic houses, even the shingles. I don't want it torn down."



Lyra Fontaine/The Daily Astorian

A plaque outside commemorates the home Jerry Bosco originally built.



Lyra Fontaine/The Daily Astorian

A tower with stained-glass windows is accessible from fold-down stairs on the second floor.