

Obituaries

Rosemary Frances Kemper-Riddock

Dec. 1, 1941 — Oct. 19, 2015

Rosemary Frances Kemper-Riddock, 73, a longtime resident of Banks, Oregon, and a resident of the Seaside community over the last 10 years, passed away peacefully on Monday evening, Oct. 19, 2015, at St. Vincent Medical Center in Portland.

A funeral Mass was celebrated on Saturday, Oct. 24, 2015, at Our Lady of Victory Catholic Church, 120 Oceanway in Seaside, Oregon. Family and friends were invited to attend a reception following the Mass, held at the parish hall. The Rite of Christian Burial took place following the reception at Visitation Catholic Cemetery in Verboort, Oregon.

Rosemary was born on Dec. 1, 1941, in Long Beach, California. She was one of three children born to Charles and Frances (Amerata) Smith, and moved with her family to Portland, Oregon, as a young girl. She attended St. Mary of the Valley through high school, graduating with the Class of 1959. She earned her bachelor's degree from Marylhurst University and a master's degree from Portland State University.

She met her husband, Nolan Kemper, while attending a baseball game he was playing in at East Moreland Park in Portland. After a dance-filled courtship, they were married on Aug. 10, 1963. After getting married they were both hired as school-teachers by the Defense Department, and for over a decade they taught school on



Rosemary Kemper-Riddock

U.S. military bases all over the world, including Midway, France, Turkey, Germany and the Philippines.

After traversing the globe they returned home in 1974, and together built their family home in Banks. Rosemary worked in the home raising her kids, and as a substitute teacher in the Banks school district, until Nolan passed away suddenly in 1983.

After Nolan's death she returned to teaching full-time at Dilley Elementary School, and later became the curriculum director for Forest Grove School District. She finished her educational career in 2010, after serving as the principal of Cannon Beach Elementary for three years.

In 1986 she met Michael Riddock through mutual friends, and they were married a year later, living in Banks until 2007, before moving to Seaside. Michael passed away in July 2012.

Rosemary loved the beach, enjoyed hiking with friends and set new standards

for grandmother excellence, showering her six grandchildren with love, books and her handmade quilts. She volunteered at her church, Our Lady of Victory, and sang in the church choir.

She lived to help others, and was integral in the founding and success of Seaside's Food 4 Kids, an organization that provides food-filled backpacks every Friday during the school year to kids who request assistance. More than anything, she loved helping others, and devoted her life to making everyone she encountered feel like they mattered.

She is preceded by her first husband of 20 years; Nolan Kemper, her second husband of 25 years, Michael Riddock, her parents, and her sister, Nicki Ard.

Survivors include her four children and a daughter-in-law: Karl Kemper of Ashland, Chris and Jill Kemper of Portland, Katrina Kemper of Yokosuka, Japan, and Kerry Kemper of Portland. She is also survived by her brother, Pat Smith, and his wife Pam, of Gladstone, Oregon, and six grandchildren: Jordan, Jackson, Alexis, Nola, Cade and Luke.

The family suggest donations in Rosemary's name to Food 4 Kids Seaside Oregon, P.O. Box 2611 Gearhart, OR 97138

Services were provided by Duyck & VanDeHey Funeral Home (503-357-8749). An online guest book may be signed at www.dvfuneral-home.com

Juanita Belle McCoy

June 15, 1940 — Oct. 9, 2015

Juanita Belle McCoy, 75, of Gearhart, Oregon, passed away on Friday, Oct. 9, 2015.

She was born on June 15, 1940, in Freewater, Oregon, to the late Leonard Horrell and Opal Case Haskins. Juanita grew up and graduated high school in Seaside, Oregon. She married Gordon "Shorty" McCoy on Oct. 18, 1959. Her husband, Shorty, preceded her in death in 2006.

Juanita and her family traveled often while her husband was enlisted in the Navy, until his retirement in 1977. She was mostly a homemaker, but occasionally worked at Cornet's Store in Seaside when her husband was at war, and after he retired. She enjoyed crocheting, and would often give her crafts as gifts or donations.

In 1996, Juanita and her husband officially retired, purchased a fifth wheel, and headed for the open road



Juanita McCoy

settling mostly in Arizona, Nevada and California. One of her fondest locations was in Sauvie Island, Oregon, where she and her husband volunteered for the state. After Juanita's husband passed away, she relocated to Gearhart, Oregon, and became involved in the Seaside American Legion.

Juanita is survived by two children, Kenneth McCoy and his wife, Allison, of Warrenton, Oregon, and Dorin-

ca Daniel and her husband, Rick, of Longview, Washington. She has five grandchildren, Tonya Robinson and her husband, Stuart, of Warrenton, Oregon; Daniel Weaver of Eugene, Oregon; David Weaver of Newport, Oregon; Matthew McCoy and his wife, Stacy, of Gearhart, Oregon; and Devin Nicole Brown, who preceded her in death. She also has five great-grand children, Garrett McCoy, Tanner Robinson, Hannah Robinson and Kaitlynn Robinson.

The funeral was held Wednesday, Oct. 28, 2015, at the Ocean View Cemetery Chapel in Warrenton, Oregon. Family and friends were invited to the residence of Kenneth and Allison McCoy, following the service, for hors d'oeuvres.

Hughes-Ransom Mortuary is in charge of the arrangements. An online guest book may be signed at www.hughes-ransom.com

Gearhart to scrutinize short-term rental rules

Questionnaire to be sent to city residents

By R.J. Marx
Seaside Signal

A City Council workshop on short-term rentals turned into a discussion of what quality of life Gearhart residents are seeking.

"It's not the Gearhart we've known," Mayor Diane Widdop said, describing visitors who "don't participate in the neighborhood" and are here "more for the partying." "People really care about their neighborhoods," she said. "It's important to us."

The council has heard from divided residents, some aggravated by a proliferation of short-term rentals in the community and others who profit from the business.

"We've received over 30 letters from each side, for and against," City Manager Chad Sweet said.

City Councilor Dan Jesse worked on the issue in Seaside and discussed it as a member of Gearhart's Planning Commission. "It's very apparent to me that this is a very heated subject for many people on both sides," he said.

A \$2.5 million business

More than 10,000 people come through Gearhart through rentals, Sweet said.

The city is budgeted to receive about \$200,000 in lodging taxes from hotels and condominiums, based on a 7 percent per night lodging tax.

Of the city's 1,200 homes with water connections, more than 80 are used for short-term rentals. Thirty-five of those allow occupancy of 10 or more, he said, adding that those may be the same homes listed on different online sites. "We're probably looking at about 82 homes," Sweet said.

Some companies charge a fee or collect a percentage of rental income.

The number of visitors in each home varies. In some cases, homes with four bedrooms house 17 people. "Some homes in Gearhart were designed that way," Sweet said.

Sweet estimated an average short-term rental occupancy rate of 25 percent during the summer season, or one night out of four, totaling about 7,200 nights overall. At an average daily rate of between \$300 and \$350 a night, potential yearly estimated revenue coming in to Gearhart and the homeowners of Gearhart is \$2.5 million.

The city does not regulate or tax short-term rentals, Sweet said.

If Gearhart adopted a tax on short-term rentals at the prevailing lodging rate of 7 percent, city revenue could exceed \$176,000 per year.

"I was conservative on all those numbers," Sweet said. "Just to hedge our bets."

Polling the public

The city manager provided options from "do nothing" to "full restrictions" if regulation should be considered.

Councilors agreed to a data-gathering phase either conducted through an insert in water bills or a separate postcard.

City Councilor Paulina Cockrum agreed establishing goals was the first step. "We don't want to go off in the wrong direction," she said. "I'm totally open to the end point, but we need a data-gathering phase to lay out what this is."

She proposed a work phase, voter referendum, implementation phase,

monitoring and accountability. "There are a lot of steps we'll have to work through, no matter what," Cockrum said.

Councilors established a timeline to develop a questionnaire on short-term rentals, with a prototype to be delivered to Sweet and presented at the next City Council meeting Nov. 4. The survey would be sent to homeowners either as an insert in water bills, as a postcard or online.

After the survey results are tallied, Sweet said, "You can make a decision — or not — at that point to move on."

"The longer we wait to do anything, the harder it will be to enact something," Jesse said.

Widdop said Gearhart is changing. "And in some ways it's better, and in some ways it's worse," she said. "We need to keep this a wonderful place to live. There is no doubt: we need regulations."

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Events at Gearhart November ArtWalk

On Saturday, Nov. 7, from 2 to 5 p.m. the Gearhart ArtWalk hoist "Welcome to the Shore" flags indicating participation in the monthly event.

A Great Gallery, 576 Pacific Way, 503-709-2840; agreatgallery.com, presents "October Skies, new glicées, photographs on canvas by Ashley Thomas, seasonal stationery boxes in time for the holiday season, new napkin rings by DM Designs, new pottery and hand-crafted gift tags by Suzy Holland and new package embellishments by Ashley Thomas.

By The Way, 564 Pacific

Way offers art and home furnishings, 503-739-7025; 564bytheway@gmail.com.

Cougar Ridge Knife Company, presents finely crafted custom knives and boutique Northwest wines; 3348 Highway 101 N., 503-738-9812; cougar-ridgeknives.com.

Natural Nook presents the work of Michelle Schiess; 738 Pacific Way, 503-738-5332, flowers@seasidenaturalnook.com.

The Trail's End Art Association will feature the varied and colorful art of Chris Bryant throughout November. Bryant's opening reception will be Saturday, Nov.

7 from 2 to 5 p.m. as part of the Gearhart ArtWalk. Trail's End Art Gallery is located at 656 A Street in the center of Gearhart.

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