

# Wheel and Waves boasts more than 400 cars

Wheels from Page 1A

He's owned it 17 years and "it doesn't get out too often." All the more than 400 cars at Wheels and Waves are show-quality from 1965 or older. Some are much, much older.

## Ford Model A

Carl and Melva Atkins, from Gresham, sunned across from their 1929 Ford Model A. They say the car, which sat in disrepair in a California barn for 30 years and in a garage for another 25, brings out their personality. They've been winning prizes at shows throughout the Northwest.

"The crowds just swarm to come and see it," Carl Atkins said. "That's what we enjoy most: sharing the car with people. We get a lot of waves, a lot of thumbs up. We like to take people for a ride-along if the weather's right."

"Every car's different," he added. "We enjoy all the different kinds of cars here I may not do it their way, but they're all great because they have the personality of the people who did the build."



Carl and Melva Atkins, from Gresham, in front of their 1929 Model A.

The bright orange 1961 Nash Metropolitan of Jan and Jeff Rich of Lakewood, Washington, was inspired by a family car, a yellow-and-white car driven by Jan's dad. "He had a heart attack while driving home from work," Jan Rich said. "The Metropolitan hit a house and got totaled. When we got married, Jeff said, 'What kind of car we are buying?' We found one in just a few months."

Rich is the club president of the Pacific Northwest Metropolitan Builders Club.

The Riches like to take their show car on the road, and they have a map on the windshield detailing their many routes. They upgraded the car with a Toyota four-speed transmission to give it "zip, speed and reliability," Jeff Rich said.

Even then, he added, the car could get up to 30 miles



Bill Bennett of Tillamook in front of his "rat rod," a 1936 Dodge truck.

per gallon, but with fuel at 19 cents a gallon, "that didn't impress people."

## 'Rat rod'

Bill Bennett from Tillamook defined the phrase "rat rod" as follows:

"In the early days when a guy couldn't afford to buy a new car he'd buy an old one and hop it up and make all the adjustments himself," Bennett said. "They called 'em a rat



Paul Schulte from Carmel, Indiana takes a look at a 1956 Chevy Nomad during the Wheels and Waves car show.

rod. They're real big on the East Coast, Midwest, California."

Bennett's is a contraption ingeniously devised from a 1936 Dodge truck sitting on air bags, with twin-turbo diesel engine, Chevy S-10 front and rear ends.

The vehicle sits on air bags and "just floats along, because

it's on air," Bennett said.

"I found it behind a guy's barn," he said. "A tree had fallen over it, the cab was all mashed in."

"What kind of reaction are you getting?" we asked.

"The usual," Bennett replied with a smile.

"What's that?" "Awe!"

# Gearhart owners threaten a Plan B

## Alternative short-term rental rules eliminate transfer restrictions

By R.J. Marx  
Seaside Signal

Just as Gearhart readied to pass short-term rental rules, a group of homeowners announced their intention to file an initiative to supersede the new ordinance. An informal band of vacation homeowners are "waiting to see" if Gearhart ratifies the ordinance at the City Council meeting Wednesday night.

"The mayor and council are fairly entrenched, so we have taken the next step of retaining counsel and drafting an initiative," Gearhart homeowner David Townsend, a communications strategist, said Tuesday. "This allows us to put our alternative ordinance to the voters, which cancels theirs. Hopefully we don't have to do it, but we're prepared to do it." Proponents of the initiative agree with the need for a 24-hour emergency contact, neighbor notification and fees for permits — although they would designate revenue from the vacation rental permit fees to a special fund for city fire and police services, rather than enforcement costs, as City Administrator Chad Sweet proposed in August.

Sweet said today he didn't have any comment to the initiative yet, but "tonight you'll get your answer from the City Council. For me, it's all just part of the process. It's democracy in action."

He said all councilors had received copies of the ordinance and it was included in tonight's meeting packet. "There's been a few discussions with individual councilors, but I'm not sure what their opinions are."

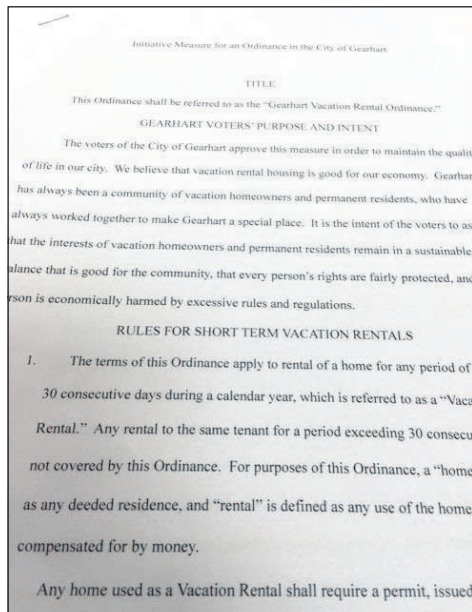
Does he anticipate the city's ordinance will pass as planned tonight? "I do," Sweet said.

## A higher cap

Another difference from the city's proposed ordinance is a short-term rental cap of 9 percent of homes licensed for vacation rental use.

Right now there are about 82 rentals out of 1,500 homes in Gearhart, Townsend said. An increase to 9 percent would equate to about 135 short-term rental properties, a "pretty low number," according to Townsend.

The rental homeowners' initiative eliminates a 60-day limit on offering permits, which would limit future permit opportunities. Under terms of the initiative, as long as there is available stock, homeowners could convert their homes to short-term rental.



Opening text of a proposed initiative presented by short-term property owners in Gearhart.

The initiative seeks to enable transfer of permits regardless of home ownership — restricted under the city ordinance to inheritance only. "If my daughters decide to sell the property someday, I don't want to foreclose their ability if they decide for whatever reason sell it to someone who may want to rent it out," Townsend said.

Proposed parking rules are unnecessary, he said, especially as the ordinance limits the number of renters. "Why, if you have a nonvacation rental, can everybody can park on the street, but by the mere fact that you're renting it out you can't park on the street?"

The city's rules restrict occupancy to two people over age 2 per bedroom.

The initiative doesn't count kids under 18 toward that occupancy.

At its August meeting, the Gearhart City Council unanimously approved the first reading of two ordinances that would regulate properties occupied for less than a 30-day period.

If adopted, the regulations will go into effect in early October.

Property owner Jim Whittemore said he and others are "more than willing to sit down with city leaders and work out a compromise" with officials. Seventy-two percent of residents polled say the voters should decide the issue, not City Council, he said.

"With this information and poll data in the public domain, I am absolutely flummoxed as to why the City Council may choose to ignore

## Gearhart passes new rental rules

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homes with a rental permit will result in gradual attrition of the total number of dwellings with a vacation rental permit," the ordinance states.

## Alternate proposal

That clause, among others, led some short-term property owners early this week to announce their intention to bring an alternate proposal before Gearhart voters in the form of an election initiative.

While recognizing the need for registration, their plan enables transfer of permits, increases the number of permits issued and calls for changes in parking and occupancy limits for short-term rental properties.

According to City Attorney Peter Watts, an initiative to send the measure to voters would be too late for November's election but could be on the ballot next year.

Residents could also choose to ask for a referendum to "erase what we did," Watts said, with 30 days to give notice to the city and another 90 days to gather signatures.

In public comment period Wednesday night, some audience members decried the council's vote.

Kathy Schroeder said the council stymied the concerns of short-term property owners "the whole way through."

Gearhart resident Shannon Smith, in opposing the new rules, said the city's priorities were "out of whack."

"We have to listen to our citizens," Smith said. "There seems to be some disregard from that happening."

"Everyone has had the opportunity to be heard," Widdop said after the meeting. "I don't go for the 'I didn't have the chance to be heard.'"

it and proceed full-speed ahead with the passage of an ordinance, which in all likelihood will be replaced with a more conciliatory initiative we have proposed," Whittemore said. "Why not avoid that? I hope they do."



Homeowner Avrel Nudelman fields questions from the Seaside City Council.

## Pearl neighbors win their appeal

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Plans for the Pearl called for three stories, a penthouse floor and tower roof. A two-level parking garage on Beach Drive with 41 inside spaces would have been supplemented with an additional 10 outdoor spaces on Avenue A.

But minimum stall lengths, back-out and lane widths required a variance from the Planning Commission. Simmons also requested a height variance of 7 feet because of grade differences on various parts of the property.

After several months of testimony, the Planning Commission granted both variances.

Their decision was appealed by the Calefs and Nudelman.

"That's my home," Nudelman told city councilors Monday. "I have a right to live in my own home the same way you do, in the comfort of my home that I love. And no one has the right to force me to move."

Councilors responded to his plea. "The need for a side yard setback variance was based on Mr. Simmons's building design and not circumstances unique to the property," Councilor Jay Barber said in introducing the motion to support the appeal.

Along with Barber, Councilors Don Johnson, Tita Montero, Randy Frank and Seth Morrissey voted to grant the appeal. Mayor Don Larson voted against it.

Simmons now has the option of bringing revised plans back to the Planning Commission for approval.

"I'm happy that it's going to go back to the Planning Commission and then we'll be able to work with Antoine to get a building that won't overwhelm our house," Dan Calef said after the meeting. "We were civil as neighbors, but we don't have any interest in selling. The offer to buy the place wasn't of interest to us."

"I'm happy with the process and happy with the granting of my appeal," Nudelman said.

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