



## District fills construction role



R.J. MARX/SEASIDE SIGNAL

**Project Manager Mitali Kulkarni of DAY CPM at a school district presentation. Superintendent Sheila Roley stands at her right.**

### Contractor considered one of 'three main' project groups

By R.J. Marx  
Seaside Signal

The Seaside School District awarded a contract to construction manager/general contractor Hoffman Construction, a Portland-based company with government and school construction experience.

"We felt they were the best suited firm for the job," Superintendent Sheila Roley said.

The board made the offer at a special meeting at the high school

Tuesday. Final negotiations follow approval.

Along with architects Dull, Olson Weekes-IBI and DAY CPM project management, Hoffman will become the third of "the three main groups" to build the district's new campus in the Southeast Hills, replacing Seaside High School, Broadway Middle School and Gearhart Elementary School, located in the tsunami inundation zone. Voters overwhelmingly passed a \$99.7 million bond for new schools in November.

### Three bids entered

From January to April, Dull Olson Weekes-IBI finalized the educational specifications and functional programming for the district.

DAY CPM, a Beaverton-based owner's representative consulting firm, was contracted in January to administer construction management services on behalf of the district throughout the project.

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## State backs Gearhart on home rentals

### 'Repeal and replace' still possible by ballot

By Brenna Visser  
Seaside Signal

The state Land Use Board of Appeals has upheld Gearhart's regulations on vacation rentals, denying an appeal from residents who oppose the restrictions. But plans for a vote to "repeal and replace" the regulations continue to move ahead, property owner Jim Whittemore said this week.

The city ordinances enacted last October regulate occupancy limits, parking and property management contact information. Vacation rental permits are transferable only by inheritance.

"This is a huge victory for the citizens of Gearhart," Mayor Matt Brown said in an email. "The (short-term rental) rules passed last year are working very well to balance the high number of short-term rentals, improve substandard septic systems and replace cesspools and create safe environments for property owners, visitors and citizens."

The state decision will enable the city to regulate vacation rentals the way City Council intended, City Administrator Chad Sweet said.

"This has been very contentious in Gearhart. We are happy to have LUBA's guidance," Sweet said.

Fourteen Gearhart property owners challenged the short-term rental rules shortly after they were passed, citing inconsistencies in how the city defined "residential character," among other issues.

Despite the state ruling, efforts to get a "repeal and replace" initiative on the November ballot can still proceed, Sweet said. The ballot measure would repeal special regulation on vacation rentals related to off-street parking, residential appearance, garbage service, septic-sewer capacity inspections and cesspool requirements not required of other residents.

A summary of the ballot initiative underwent changes as a result of a decision issued by Circuit Court Judge Dawn McIntosh in May.

Petitioners are still working to collect enough signatures to qualify for the ballot.

"LUBA simply ruled that the city follow legal procedures," Whittemore said Tuesday. "They did not rule on the merits of the proposed changes to the ordinance. Voters should be aware of that fact, as it is now time for the voters to decide the merits of our non-discriminatory and far less penal proposed ordinance. The voters must decide what kind of town we want to live in."

According to Whittemore, a 2016 poll conducted by property owners showed that 72 percent of residents think vacation rental housing is good for the economy. Seventy-two percent of residents also said this issue should be decided by the voters, he added.

Proponents of the ordinances argue the regulations help maintain Gearhart's residential feel, while those who want to change the rules say the regulations discriminate against rental-home owners.

As of late May, Brown said the city was looking at about 285 short-term rentals for all zones, equating to about 15 to 20 percent of total dwelling units in Gearhart.



Chad Sweet

## SEASIDE'S SEALS



SEASIDE AQUARIUM/SUBMITTED PHOTO

Visitors come to the Seaside Aquarium and love to feed the seals.

### For 80 years, aquarium entertains crowds, aids marine life

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## Former building official 'tackles' new career

By Eve Marx  
For Seaside Signal

If it's a fishing story you've got to tell or a contractor tale, take a load off and mosey on over to Jim Brien's Bait & Tackle shop at 766 Avenue S in Seaside. Brien, who retired in January as Gearhart's building official, opened his shop last week. The fishermen and the contractors he's known and worked with for years are already dropping in.

"This is custom service for fishermen," Brien said. He made it clear it's not just a boy's club; lady fishermen are very welcome. He's selling his Lightning Strike Lures, which he's been making as a hobby for decades. Most of them are so pretty that minus the hooks, they could pass for jewelry.

"I've been selling them at wholesale prices for awhile now, unofficially," Brien said. The shop, which is cute as a button, is plentifully stocked with alluring

lures, each one of them handmade by Jim. "There isn't a lure here that I haven't made."

Jim Brien has been a fisherman since he was 5 years old. He grew up casting off the Redondo Beach pier as a child in California. For most of his life he worked in some capacity as an enforcer of city ordinances. In 1985 he came out to Oregon from Las Vegas. He had a lumber business in Tualatin. He also worked as a foreman overseeing water storm lines.

"I did a stint as a police officer in the City of Tigard," he said. "For at time he was the chief law officer of the city of Wilsonville." In 1985 he became the full time Building Official in Seaside and says he was the head of every building department at one point or another in Clatsop County. His last full time position before retiring was Building Official for the City of Gearhart.

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## A different point of view

### Seaside third-graders peek into the world of photography in unique program

By Brenna Visser  
Seaside Signal

Stop, breathe and click. It's a sequence of action that adults often take for granted, but paramount to mention when teaching third graders photography.

This and other lessons are what Seaside Heights teacher Toni Paino hoped to impart on her students to prepare them for their first ever photography showcase.

The idea was simple: give each student a disposable camera and time to go take pictures of whatever they

wanted. Print them, put them on a poster and ask each child to write why they took photos of what they did.

But just like photos themselves, the idea behind this project has more to it than meets the eye.

"A lot of it is about teaching responsibility. A camera gives a sense of control to kids, who often don't have much control over their life in general," Paino said.

And if that was the lesson, the lesson was learned. Photos students took of the beach, their families, their dogs and a variety of other subjects lined

the walls of Seaside Heights, with captions that all reflected responsibility.

"I felt grown up," one student wrote.

"I think I was trusted," wrote another.

Suri Morales was one of those students. She chose to take photos of the beach—specifically Haystack Rock—because that's where her and her family like to go, she said.

"I like to take photos because it makes me feel responsible," Morales said.

Nine-year-old Morales said

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BRENNA VISSER PHOTO

One of Toni Paino's students shows off her work at the photography exhibit constructed by Seaside Heights' third-grade students.