



Staff Report

For City Council Meeting of 04/05/2017

Subject - Transient Lodging Dwelling Good Neighbor Policy Resolution 934

Synopsis: Transient Lodging Dwelling Ordinance 901 requires that the city adopt good neighbor policies and guidelines. The City Council, Planning Commission and City staff has developed the attached policy over the period of time the ordinance was discussed

Council Options: The Council has the following options regarding this issue.

- 1) Resolve to make the resolution as written.
- 2) Make changes to the policy and adopt with resolution.
- 2) Do nothing.

Recommendation: N/A

Legal Analysis: N/A

Financial Analysis: N/A

Respectfully submitted,

Chad

**CITY OF GEARHART
RESOLUTION NO. 934**

**RESOLUTION OF THE CITY OF GEARHART ADOPTING GOOD
NEIGHBOR POLICY**

WHEREAS, the Section 901 of the City of Gearhart ("City") Zoning and Development Ordinance requires that the City adopt good neighbor policies and guidelines, to be included in the rental agreement for all vacation rentals in the City, setting policies on various issues, including but not limited to, respect for neighbors, garbage disposal service, parking regulations, and pets; and

WHEREAS, pursuant to such requirement, the City Council finds it in the best interest of the public to adopt the policy attached and incorporated as Exhibit A ("Policy") as the official "Good Neighbor Policy of the City;

**NOW THEREFORE, THE GEARHART CITY COUNCIL RESOLVES AS
FOLLOWS:**

Section 1. The Policy is adopted as the official Good Neighbor Policy of the City.

Section 2. This resolution shall be effective upon the date of adoption.

INTRODUCED AND ADOPTED this ___ day of ___, 2017.

GOOD NEIGHBOR POLICY

General Respect for Neighbors – Remember you are renting in a residential neighborhood, be respectful of those living around you.

City Noise ordinance parameters – Observe quiet hours 10 pm to 8 am every day, noise should be inaudible at 25 feet. Between 8am and 10pm exterior amplified sound should be kept at a minimum.

Garbage disposal service – the homeowner has provided weekly side yard garbage and recycle pickup for guests.

Gearhart Recycle program – the City provides glass recycle bins. Bins are located north on the driveway off Pacific Way between the fire station and city hall behind the yard waste recycle bin.

Parking Regulations – the homeowner has provided off street parking for guests. See the parking diagram on the Operators Permit for the designated number and location of off street parking spots. No more vehicles shall be parked on premise than indicated on the Operators Permit.

Pets – dogs over 6 months old are required to be licensed and vaccinated for rabies. Dogs are not allowed to run@ large, barking dogs are prohibited; dog owners are responsible for removing dog waste.

Guest Responsibilities – the rental home is limited to a maximum number of occupants (excluding children under 2 years of age). Check the Operators Permit for occupancy limits.

Tsunami Preparedness – A Tsunami Evacuation Map has been provided in the home for your safety. If you feel an earthquake, a tsunami may be coming – immediately evacuate on foot follow evacuation signs and arrows to an Assembly Area, the large green **A** on the evacuation map.

Distant tsunamis – will be indicated by 3-minute siren blast. A distant tsunami may take 4 hours or more to come ashore and there is time for evacuation to safety.

Local contact person – information for your local contact person is listed on the Operator Permit should you need help with a house issue or general assistance.

Emergency contact for fire, police or medical call 911
Non- emergency contact for fire, police or medical call
Seaside Dispatch 503-738-6311

Thank you for your assistance in helping
keep Gearhart livable for all residents and visitors.