

CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
(503) 738-5501 • (503) FAX 738-9385

APPLICATION BEFORE THE CITY OF GEARHART PLANNING COMMISSION

PLANNING COMMISSION
2ND THURSDAY, 6:00 PM

DATE RECEIVED 080217

1. APPLICANT: Candace Remer PHONE: 206-979-3511
MAILING ADDRESS: 2929 1st Ave Pkz Seattle, WA 98121
EMAIL ADDRESS: Candace.Remer@yahoo.com CELL PHONE: Same
2. PROPERTY OWNER: David Candace Remer PHONE: 206-979-3511
MAILING ADDRESS: 2929 1st Ave Pkz Seattle, WA 98121
EMAIL ADDRESS: Candace.Remer@yahoo.com CELL PHONE: Same
3. SURVEYOR/ ENGINEER: N/A PHONE: _____
MAILING ADDRESS: _____
EMAIL ADDRESS: _____ CELL PHONE: _____
4. LEGAL COUNSEL: N/A PHONE: _____
MAILING ADDRESS: _____
EMAIL ADDRESS: _____ CELL PHONE: _____
5. PROPERTY LOCATION: 8711 # St. Gearhart, OR 97138
6. LEGAL DESCRIPTION OF PROPERTY:
(A) ASSESSORS PLAT AND TAX LOT: See attached
(B) ADDITION, BLOCK, AND LOT: 61010CB TR 4000 + 4101

PER SEC 13.080 OF THE GEARHART ZONING CODE ACTUAL EXPENSES INCURRED BY THE CITY DURING THE PROCESS OF TECHNICAL EVALUATION OF AN APPLICATION SHALL BE BORNE BY THE APPLICANT, IN ADDITION TO THE FILING FEES ESTABLISHED BY RESOLUTION. UNPAID PENALTIES, FINES OR INCUMBRANCERS OWED TO THE CITY OF GEARHART ARE GROUNDS FOR WITHHOLDING ISSUANCE OF A PERMIT. DO YOU OWE ANY MONEYS TO THE CITY OF GEARHART? (CIRCLE) YES NO

7. SIGNATURE (APPLICANT) Candace Remer DATE: 6.19.17
PRINT Candace Remer
8. SIGNATURE (OWNER) Candace Remer DATE: 6.19.17
PRINT Candace Remer

NOTICE: ALL ITEMS MUST BE COMPLETED IN ORDER FOR THE APPLICATION TO BE DEEMED COMPLETE AND READY FOR PROCESSING.

TO BE COMPLETED BY STAFF
 DOES APPLICANT OWN ANY MONEY TO THE CITY? _____ IF SO, AMOUNT _____
 FOR _____ ACCOUNT # _____ DEPARTMENT STAFF _____ (INITIAL)



CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
(503) 738-5501 • (503) FAX 738-9385



APPLICATION FOR VARIANCE

APPLICATION FEE: \$400.00 PD CY

APPLICANT Candace Remer CONTACT PHONE # 206.979.3511
ADDRESS 2929 1st Ave PH3 Seattle, WA 98121
EMAIL ADDRESS candace.remere@yahoo.com

OWNER NAME (PRINT) Candace / David Remer
OWNER SIGNATURE Candace Remer

PROPERTY ADDRESS 871 H St. Gearhart, OR PRESENT CITY ZONE DISTRICT _____
LEGAL MAP & TAX LOT # _____

DESCRIBE THE REQUEST allow more renters to stay based on the fact that the bedrooms are oversized.

ATTACH A SITE PLAN SKETCH OF THE PROPOSAL DRAWN TO SCALE illustrating the size, and location, of existing uses and structures on the property and describing the proposed variance. (1"=20' scale will fit on an 8-1/2" x 11" sheet of paper.)

GEARHART ZONE CODE SECTION 9.030 CRITERIA FOR GRANTING VARIANCE: Variance to a requirement of this ordinance with respect to lot area and dimensions, setbacks, yard area, lot coverage, height of structures, vision clearance, decks and walls, and other quantitative requirements may be granted only if, on the basis of the application, investigation, evidence submitted and findings are made based on the four approval criteria. Please attach a narrative that answers the following approval criteria:

1. Explain how the request is necessary to prevent a hardship to the applicant; and
2. Will the proposed development that results from the granting of the variance be injurious to the adjacent area in which the property is located? Describe adjoining uses and possible impacts if the variance is granted; and
3. Is the request necessary to enable reasonable use of the property; and
4. Is the request in conflict with the Gearhart Comprehensive Plan?

PLEASE NOTE: In addition to the fee, costs may be incurred as a result of staff time investigating and/or writing of the staff report that may be required to be paid by the applicant. City Staff may determine that other material or information is deemed necessary for their evaluation. The applicant may find it beneficial to consult with the planning staff about the application.

COPIES: AFTER THE APPLICATION IS DEEMED COMPLETE SUPPLY 15 COPIES DRAWN TO SCALE NO SMALLER THAN 11" X 17" AND ONE PDF SENT TO planning@ci.gearhart.or.us

PUBLIC NOTICE: ATTACH LIST OF NAMES OF RECORD OWNERS OF CONTIGUOUS LAND WITHIN 100 FEET

NOTICE: ALL ITEMS MUST BE COMPLETED IN ORDER FOR THE APPLICATION TO BE DEEMED COMPLETE AND READY FOR PROCESSING.

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL NO. 1:

Commencing at a point 483.78 feet East and 238.29 feet South of the Northwest corner of the Southwest quarter of Section 10, Township 6 North, Range 10 West, Willamette Meridian, in the County of Clatsop, State of Oregon;

thence East 81.8 feet to the Northwest corner of the Dodd tract as described in Book 11, page 131, Clatsop County Records;

thence South 165.00 feet along the West line of said Dodd tract;

thence West 86.76 feet;

thence North 2° 00' East 165.1 feet to the point of beginning.

PARCEL NO. 2:

Beginning at the Southeast corner of the parcel of land described above as Parcel No. 1, which Parcel No. 1 is also described in Book 352, page 268, Clatsop County Records;

thence North along the Easterly boundary line of said Parcel No. 1 a distance of 165 feet to a point in the Southerly line of Lot 14, Block 3, First Addition to Gearhart Park;

thence West to the Southwest corner of said Lot 14, Block 3, First Addition to Gearhart Park;

thence North along the West line of Lot 14, Block 3, and Lots 13, Block 3 to the Northwest corner of said Lot 13, Block 3, First Addition to Gearhart Park;

thence East along the North line of Lot 13, Block 3 a distance of 31.06 feet to a point;

thence South 4° 42' 15" West a distance of 266.02 feet, more or less, to a point East of the point of beginning;

thence West to the point of beginning, all being situate in the County of Clatsop, State of Oregon.

To: City of Gearhart
Attn: Carole Connell



Re: Variance for 871 H. St. Gearhart, OR. 97138

A.- Physical Circumstances Related to the Property involved:

The physical circumstances driving our request are the greatly oversized bedrooms and the exceedingly private lot replete with a gated driveway over 100 feet in length. One would be hard pressed to connect this property to issues of crowded/limited parking.

The average size of a bedroom is 8'X10' and 8'x 12'. This home has four bedrooms of which two are 16' x 16', one that is 11.5' x 17.3' and one that is 7' x 14.5'.

B. Whether reasonable use can be made of the property without the variance;

Since this property has more than ample parking for at least 6 cars plus a gated private driveway over 100 feet, without this variance, it would not allow us to accommodate the number of individuals that could comfortably occupy this home.

C. Whether the hardship was created by the person requesting the variance;

There is nothing new being introduced by our request for a variance. This would only maintain the reasonable access the property has enjoyed since its original construction.

6. Relevant factors to be considered in determining whether the proposed development will be injurious to the adjacent area include:

A. The Physical impacts such development will have such as:

1) Views from adjacent property;

There is no obstruction of views from our neighbors as we face little beach to the south and have no visible neighbors to the west. The "Lodge" is to the east of our property but again, this request would not affect them.

2) Privacy available to adjacent property;

There is extreme privacy of our property as demonstrated with the answer on A-1.

3) Ability to provide and maintain public improvements such as streets, utility and drainage;

This request has no bearing on improvements to the street, utility and drainage.

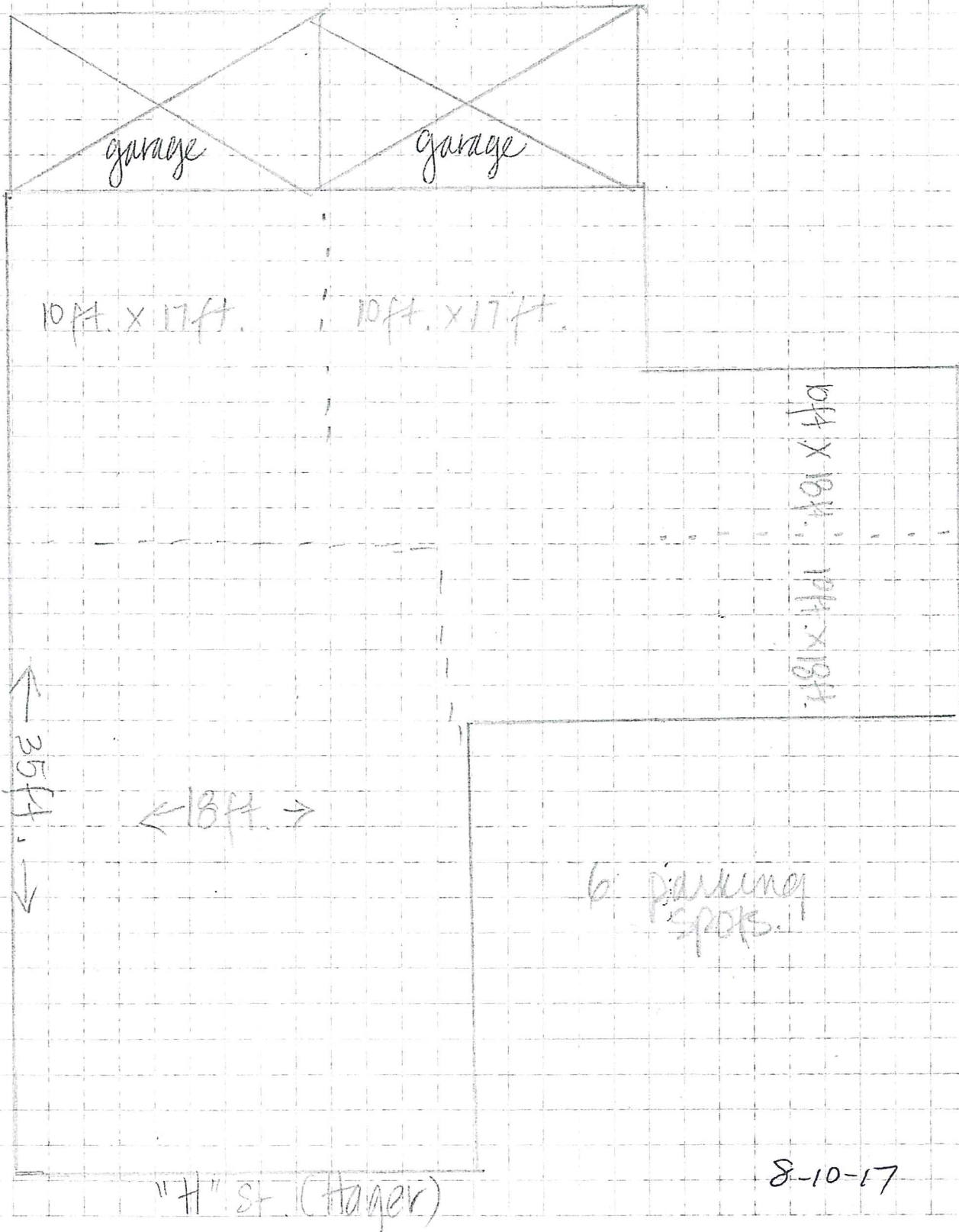
4) Potential for Geologic hazard;

This request has no potential for geologic hazard as it is simply graveled off street parking

5) Noise generated.

This would cause no unusual noise.

871 H (Hager) St.



10ft. x 17ft.

10ft. x 17ft.

10ft x 16ft.
10ft. x 18ft.

← 35ft. →

← 18ft. →

6 parking spots.

"H" St. (Hager)

8-10-17

Variance response to Gearhart Zone Code Section 9.030

1. Our request is necessary as our bedrooms at 871 H St. Gearhart, OR 97138 are all oversized compared to most bedrooms. This home is a 4 bedroom home. There are 3 bedrooms that reflect the following sizes: Upper Master = 16' x 16.5'; Lower South Bedroom = 11.5' x 17.3'; Lower North Bedroom = 16' x 14.6'. Most typical bedrooms usually measure = 10' x 12'. We have more than adequate parking for 6-7 cars which means we can accommodate 14-16 people. We are requesting that this home be rated that it can have a maximum of 16 people. Our total square footage of this home is over 3000 square feet and is on a little less an ½ of an acre.
2. This request will have zero affect on any adjacent properties as again, we are an isolated home. The "Lodge" is next to our property and there is not another home to the west of this home that would reflect any conflict with existing neighbors. Again, our parking availability speaks for itself as you can see by the enclosed sketch.
3. This request is completely necessary. The accommodations in all respects (kitchen, living room, downstairs area , outdoor area, outdoor area, parking) are much larger than most homes in this area. Therefore, it should be allowed to receive a larger group than most in the area.
4. This request certainly qualifies to be in compliance with the "Gearhart Comprehensive Plan".

CITY OF GEARHART
ATTN: CAROLE CONNELL

RE: 871 Hager ("H") St. Gearhart, OR 97138
Section 9.040

1. Considering that I am not requesting "off street parking" , as we are only requesting the variance for our private driveway. Therefore, this has no impact on current or future traffic volumes.
2. Granting this variance will not result in parking or loading/unloading of any vehicles. No public streets are involved in our request for this variance.
3. As it relates to our private property, this request will not create a safety hazard or any other conditions within the comprehensive plan.







SECTION 7.030 VACATION RENTAL PERMIT STANDARDS AND PROCEDURES

1. Maximum Occupancy Calculation

a. Occupancy of the rental will be calculated using the three criteria below. Final occupancy will be set by the most limiting criterion. In accordance with the provisions of Article 9 Variances, an applicant may file an application for a Variance to the Maximum Occupancy Calculation standards.

- 1) Bedrooms/Occupancy - The maximum occupancy for a vacation rental dwelling shall be two persons over the age of 2 years old per bedroom. Occupancy includes occupants sleeping on the property.
- 2) Off-Street Parking - One outside parking space per bedroom is required. A standard parking space shall be a minimum of 9' x 18', except that a 9' x 15' space is permitted for existing structures where the structure is only 15' from the property line. For uses requiring four or more spaces, up to fifty percent of the spaces may be compact in size. A compact space shall be a minimum of 8' x 16', or 15' in depth where the structure is only 15' from the property line. Residential parking spaces are not required to be marked.
- 3) Septic System Capacity - Septic systems must be inspected and the inspection must be reviewed and approved by the Clatsop County Public Health Department. Cesspools are prohibited for use with transient rentals.

b. Notice of Occupancy

- 1) The maximum occupancy, the approved parking diagram, the approved designated representative and city good neighbor policies will be listed on the operating permit, which must be in the rental agreement/contract and posted in a prominent location inside the dwelling within four (4) feet of the entry door.
- 2) For occupancy verification the owner shall provide a guest registry with instructions to the renter, or some other method of occupancy verification for the City to inspect.

2. 24-Hour Representative and Neighbor Notice

a. 24-hour Representative: The vacation rental owner and designated representative's name, physical address, email address and phone number must be provided to the City upon permit application and renewal. The information shall be kept current at all times. The owner or representative shall be available by phone (24 hours a day, seven days a week) to ensure a response to complaints regarding emergencies and the condition, operation, or conduct of the occupants. A 24-hour representative must be able to physically respond to the vacation rental site within 30 minutes, and if requested they must respond. If there is a change in the designated representative the property owner must submit to the City the name of the new representative.

11100

Transient Rental Dwelling Inspection Checklist City of Gearhart

Initial Inspection: At the time of initial application the vacation rental shall be inspected by the Building Official or designee. The purpose of this inspection is to assure conformance of the dwelling unit with the State of Oregon Residential Specialty Code, the Uniform Housing Code and the Uniform Fire Code regulations related to potential safety issues and to establish maximum occupancy, including but not limited to an approved means of egress from every bedroom. The applicant is responsible for obtaining DEQ sanitary-sewer-septic approval from the Clatsop County Environmental Health Department and providing said documentation to the City. An initial inspection fee of \$125.00 will be charged. Applicants must correct any identified deficiencies within 180- days of submitting an application before a vacation rental permit is issued. A follow-up inspection is included in the initial fee. Any further inspections will cost \$50.00 each. An inspection won't occur until all required application documents have been received by the city.

Property Address 871 H (Huger) Property Owner Condore Remer Phone# 503-979-3511
 Local Representative Malia Tolobson Phone# 503-828-9887

2 occupants/bedroom and one off street parking space per bedroom #Bedrooms: 4 # off street parking spaces: 4
 #bedrooms approved by septic permit: 4 Number of Occupants Approved: 8 Parking diagram approved: (Y) N (4) SPACES

General Requirements:

- House Numbers installed (min 4 inches high) and Clearly visible from the street.
- Smoke Alarms Installed in all sleeping rooms, outside all sleeping areas, and on each floor of dwelling.
- Carbon Monoxide detectors as required by building inspector.

Sanitation:

- Dwelling equipped with bathroom facilities consisting of a toilet, sink, and either a bathtub or shower.
- Dwelling equipped with kitchen facilities consisting of a
- All plumbing fixtures connected to the sanitary sewer system and equipped with proper "P" traps.
- All plumbing fixtures connected to an approved water supply and provided with hot and cold water necessary for their normal operation.
- All sanitary facilities installed and maintained in safe and sanitary condition.
- No signs of mold or mildew on wall surfaces.
- No signs of infestation from rodents or insects.
- Dwelling is equipped with require garbage service and wind latch devices.

Safety:

- Basement and all sleeping rooms are provided with windows designed to meet egress standards or exterior doors.
- All stairs, decks, and balconies over 30 inches in height are provided with approved guardrails.
- All stairs with more than three risers are provided with approved handrails.
- Tsunami evacuation map is provided for the guests.
- (Optional, but recommended) An Emergency Go Bag/72-hour survival kit has been provided for each guests.

- (Optional) 1st aid kit
- All sleeping areas have a ceiling height of 7ft or more
- Emergency escape ladders may be necessary

Mechanical:

- Every habitable room contains at least two electrical outlets or one outlet and one light fixture.
- All electrical equipment, wiring, and appliances have been installed and are maintained in a safe manner.
- Dwelling is equipped with heating facilities in operating condition.
- All solid fuel burning appliances are installed per applicable codes and maintained in safe working condition.
- Dwelling has proper ventilation in all rooms and areas where fuel burning appliances are installed.

Structural:

- Dwelling has no sags, splits or buckling of ceilings, roofs, ceiling or roof supports or other horizontal members due to defective material or deterioration.
- No split, lean, list, or buckle of dwelling walls, partitions or other vertical supports due to defective material or deterioration.
- Fireplaces and chimneys are not listing, bulging, or cracking due to defective material or deterioration.
- No evidence of decay or damage to exterior stairs or decks.

Weather Protection:

- Dwelling has no broken windows or doors.
- No broken, rotted, split, buckled of exterior wall or roof coverings that affect the protection of the structural elements behind them.

Any of the above items which have been checked must be corrected and re-inspected prior to the issuance of a transient rental dwelling permit.

To request an inspection please contact: City of Gearhart Building Dept. (503) 738-5501

Inspected by: Mark Brien

Approved

Date: 8/18/17

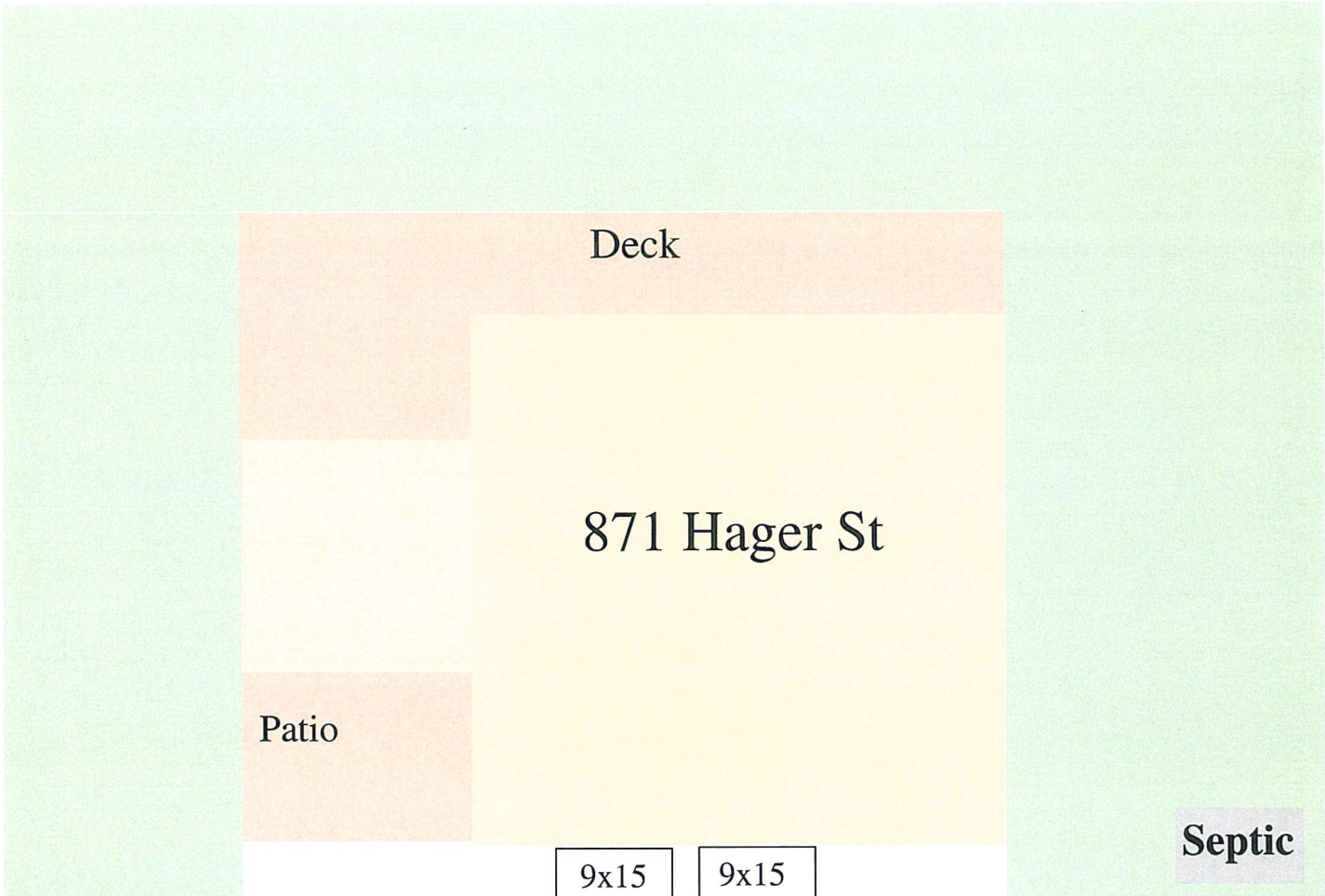
Presented to: MALIA

Requires Modifications

Date: _____

Left at Job Site

* TO GO BAG - APPROVED



9x15
Car 1

9x15
Car 2

9x15
Car 3

9x15
Car 4

9x15
Car 5

9x15
Car 6

Hager

9.28.17



Transient Lodging Permit Valid 8/29/2017 - 8/29/2018

Transient Rental Address: - 871 H St
Maximum Occupancy: 8 people
Maximum # of Vehicles Permitted On-Site: 5

Local Representative Name: Malia Jacobsen
Telephone #:Day - (503) 828-9889
Night - (503) 436-5145

Property Owner Name: Best Beach Rentals LLC
Telephone #:Day - (206) 979-3511
Night - (206) 979-3511

City of Gearhart Contact Information

Emergency - 911
Non Emergency Police/Fire - Weekday - (503) 738-5501
Non Emergency Weekend's/Nights - (503)-738-6311
City Hall - (503)-738-5501

Approved Parking Locations



Map

CITY OF GEARHART, OREGON



LEGAL DISCLAIMER: The information provided in this GIS map is property of the city of Gearhart and CARTOMATION INC. All information contained in this GIS map are NOT AUTHENTIC and have NO WARRANTY OR GUARANTEE, assuming the information presented to you is correct. The positions and information content of all features contained inside this GIS map are derived from the best available data. The City of Gearhart has not conducted a professional land survey or official source of information. Contact Clatsop County government to obtain official information regarding Clatsop County. The City of Gearhart has exerted a tremendous amount of effort to bring you the best map information available; however, in this GIS map, the City of Gearhart and CARTOMATION INC. cannot accept any liability for error. This GIS map cannot be used as a substitute for a professional land survey or official source of information. The City of Gearhart and CARTOMATION INC. assumes no liability for any decisions made or actions taken or not taken by the user of the GIS map. CONDITIONS FOR USE: By using this GIS map as a source of information, you agree to accept any limitation known and unknown. GIS maps and data do not carry legal authority to determine a boundary or the location of fixed works and are intended as a location reference for planning, infrastructure management and general information. The City of Gearhart and CARTOMATION INC. provides this information on an "as is" basis without warranty of any kind, expressed or implied, including but not limited to warranties of merchantability or fitness for a particular purpose. The City of Gearhart and CARTOMATION INC. assumes no responsibility for anyone's use of this information. The City of Gearhart and CARTOMATION INC. shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused. Furthermore by accepting these conditions for use by pinning this map, you must also agree to indemnify, defend against, and hold both the city of Gearhart and CARTOMATION INC. harmless for any claim or other liability imposed or that may arise from use of this GIS application, data and maps.

Certificate of Compliance

PROPERTY INFORMATION

Property Owner: **Best Beach Rentals LLC** Township **6**, Range **10**, Section **10 C B**
Property Location: **871 H St, Gearhart** Tax Lot **04101**
Facility Type:
3 Bedrooms

SPECIFICATIONS AND REQUIREMENTS


System type: **Sand Filter**
Design Flow: **450.00 gals/day**
Minimum Septic Tank Size: **1000.00 gals**
Distribution Type:
Total Trench Length:
Trench Spacing:
Media Type:
Maximum Trench Depth:
Minimum Trench Depth:
Drain Media Total Depth:
Drain Media Below Pipe:
Drain Media Above Pipe:

*Minimum undisturbed soil between trenches

ADDITIONAL CONDITIONS

- 1 Issuance of this Certificate does not constitute a warranty or guarantee that this onsite wastewater treatment system will function indefinitely without failure. Conditions imposed as permit requirements continue for the life of the system.
- 2 This system must operate in compliance with OAR Chapter 340, Division 071 and must not create a public health hazard or pollute public waters.
- 3 This system is designed to accommodate a maximum of 4 bedrooms and a peak sewage flow of 450 gallons per day.

To be valid, this document must be signed by an "Agent" as defined in OAR 340-071-0100.



Authorized Agent:
Mike McNickle

Onsite Wastewater Specialist

Title:

6/28/2017

Date Issued:

Clatsop County Public Health
820 Exchange St Ste 100
Astoria, Oregon 97103
Phone: 503-325-8500
Fax: 503-325-9303

Cheryl Lund

From: Michael McNickle
Sent: Friday, October 06, 2017 9:35 AM
To: 'Cheryl Lund'
Cc: Carole Connell
Subject: RE: Remer property

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks Cheryl. Then the maximum number of bedrooms allowed, with this system as installed, is four. That means only 8 people maximum (2 people per room, at 55+/- gallons per day per person). Anything over that, then it is outside the system's ability to handle the wastewater flow. Thanks.

Michael McNickle, ABD-PhD, MPH, MPA, REHS

Public Health Director

Clatsop County Department of Public Health

820 Exchange Street, Suite 100

Astoria, OR 97103

Phone: 503-338-3686

FAX: 503-325-8678

Email: mmcnickle@co.clatsop.or.us

Clatsop County Public Health website:

www.co.clatsop.or.us/publichealth

Facebook Page

<https://www.facebook.co./pages/Clatsop-County-Public-Health/122798474419724>

211Info

<http://211info.org/>

From: Cheryl Lund [mailto:planning@ci.gearhart.or.us]
Sent: Thursday, October 05, 2017 3:37 PM
To: Michael McNickle
Cc: Carole Connell
Subject: Remer property

871 Hager – Good afternoon Mike – Carole asked that I let you know Mark Brien our building official has identified 2 areas in the house that could be used as legal bedrooms for a total of 6 bedrooms in the house.

Onsite ID 500714 certificate says 3 bedrooms with additional conditions “this system is designed to accommodate a maximum of 4 bedrooms and a peak sewage flow of 450 gallons per day.”

Thank you

Cheryl

Planning@cityofgearhart.com

This message has been prepared on resources owned by Clatsop County, Oregon. It is subject to the Internet and Online Services Use Policy and Procedures of Clatsop County.

Cheryl Lund

From: Carole Connell
Sent: Friday, September 08, 2017 11:53 AM
To: 'Cheryl Lund'
Subject: RE: 871 H - Remer

Mike,

As a reminder, this vacation rental request is to allow double the occupancy to 16 because the bedrooms are large. You issued approval for 8 occupants. The new septic is on the right side of the driveway and they propose two parking spaces on the septic lids.

Thanks for your guidance.

*Carole Wells Connell AICP
Land Use Planner
4626 SW Hewett Blvd.
Portland, OR 97221
503-297-6660 office/971-227-0634 cell
connellpc@comcast.net*

From: Cheryl Lund [mailto:planning@ci.gearhart.or.us]
Sent: Friday, September 08, 2017 11:31 AM
To: Michael McNickle
Cc: Carole Connell
Subject: 871 H - Remer

Good morning Mike – Carole asked I get you any photos relating to the Remer request at 871 H Street – attached are what the applicant has submitted.

Thanks for the help with the project
Cheryl Lund
planning@cityofgearhart.com



Volunteer Fire Department

P.O. Box 2530/670 Pacific Way

Gearhart, Oregon 97138

503-738-7838 / 503-738-9385 (fax)

gearhartfd@cityofgearhart.com / gearhartfire.com (web)

September 28, 2017

Carole Connell
Planner - City of Gearhart
Gearhart Planning Commission

RE: 871 Hager Ave.
Gearhart, Oregon 97138
Variance Request - Occupant Increase

There is sufficient parking area to accommodate the increase to six (6) parking spaces.

With the increase in parking spaces; to assist in keeping vehicles from parking on the actual access road (driveway) a "NO PARKING FROM HERE TO THE GATE" sign shall be posted (this was discussed with the property manager as to the location).

With this on-site visit, there is **insufficient** driving width at the gate to allow a structural fire engine to safely pass through the gate. This would cause a possible Life Safety issue if a fire were to occur.

If you should have any questions please feel free to contact me.

Respectfully,

Bill H. Eddy
Fire Chief
Gearhart Fire

Cheryl Lund

From: Mark Brien
Sent: Thursday, September 28, 2017 11:29 AM
To: chadsweet@cityofgearhart.com; planning@cityofgearhart.com
Cc: markbrien@cityofgearhart.com
Subject: Re: Candace Remer Requested Variance from Section 7.030 Vacation Rental Permit Standard and Procedures (Maximum Occupancy calculations for vacation rental property located at 871 Hager Street and further described as Assessors Plat 6.10.10CB, Tax Lots 40)

September 28, 2017

To whom it may concern:

I performed an inspection at the above-mentioned address to verify the maximum occupant load based on number of bedrooms/sleeping areas. My findings were that this residence has six approved areas that meet the code requirements and/or definition of a bedroom/sleeping room. There are no additional areas within this residence that will meet the code requirements for additional occupants.

If you should have any further questions, please let me know. I may be reached at 503-440-6162.

Sincerely,

Mark Brien

Cc: Carole Connell
Gearhart City Planner
Gearhart Planning Commission Members

Copy to: File

Cheryl Lund

From: Chad Sweet
Sent: Monday, September 25, 2017 7:53 PM
To: Bill Eddy; Cheryl Lund; Mark Brien
Cc: Carole Connell
Subject: Re: Remer Variance request for increased occupancy

Carole,

The Gearhart City Council and the Planning Commissions desire during the adoption of the transient lodging dwelling ordinance was to address the impact of transient lodging in the residential zones within Gearhart.

Thanks,
Chad

On Mon, Sep 25, 2017, 2:36 PM Bill Eddy <gearhartfd@cityofgearhart.com> wrote:

Please see attached, if you should have any questions please drop me a line.

Thanks, Bill

From: Cheryl Lund [<mailto:planning@ci.gearhart.or.us>]
Sent: Monday, September 25, 2017 1:52 PM
To: Bill Eddy <gearhartfd@cityofgearhart.com>; Chad Sweet <chadsweet@cityofgearhart.com>; Mark Brien <markbrien@cityofgearhart.com>
Cc: Carole Connell <connellpc@comcast.net>
Subject: Remer Variance request for increased occupancy

Good afternoon – a reminder Carole needs your staff comments by no later than this Thursday September 28th to include in her staff report.

Variance to increase vacation rental occupancy from 8 to 16 for property located at 871 Hager

Thank you

Cheryl

Cheryl Lund

From: Mike S. Cranston
Sent: Wednesday, September 13, 2017 3:35 PM
To: planning@cityofgearhart.com
Subject: Short Term Rental 871 Hager Street

Cheryl;

I understand that the owner of the short term rental located at 871 Hager Street Gearhart, Oregon is going to be or is in the process of asking the city for a variance to increase occupancy. I would ask that this request be denied for the following safety concerns as they relate to increased usage of short term rentals in the little beach neighborhood.

- Increase in traffic.
- Increase in distracted drivers looking for their rental.
- Increase in speeding within the neighborhood.
- Increase in street parking on H street and little beach drive.
- Increase in noise.

The actions cited above pose safety issues for:

- Children playing in or riding bikes in the street or around little beach drive. There are a lot of blind corners.
- People walking in the neighborhood.
- Property damage that could occur from increased traffic and street parking.

Little Beach used to be a quite and safe neighborhood but that has been put in jeopardy due to the increased use of short term rentals.

Thank you for your consideration.

Mike Cranston

777 H Street Gearhart Oregon

September 27, 2017

TO: See Attached Distribution List

RE: File # 17-013V

Variance Request by Candace Remer for property located at
871 H Street, Gearhart, OR

Dated September 22, 2017

This letter is in support of the above mentioned variance request by
Candace Remer.

We are the closest full time resident neighbor to this property and have
been in this neighborhood since 1986. It has been a short term rental
(STR) for about a year and a half. During that time, we have had only one
incident, a continually barking dog, our complaint was handled
immediately and efficiently. There have been no more barking dogs, or
other incidents that have needed us to contact their property management
company.

They have been excellent neighbors. They respect the neighborhood and its
residents.

The property seems to be rented quite frequently to a variety of different
individuals. From our experience, they have all subscribed to the ground
rules for a very responsible STR.

If Mrs. Remer feels that the property can handle an additional 8 guests we
would have to agree based on the history we have had to date with the
property. They have been an excellent neighbor!

We strongly support approval of her variance request.

Respectfully,



Dr. Harold T. & Jane Gable

714 H Street

DISTRIBUTION LIST

Variance Request by Candace Remer dated September 22, 2017

Candace Remer

Mayor Matt Brown

Chad Sweet

Dan Jesse

~~Kelly Smith~~ *oops Kelly*

Paulina Cockrum

Sue Lorain

David Smith

Carl Anderson

Carole Connell ✓

Terry Graff

Jeremy Davis

Virginia Dideum

Richard Owsley

Peter Watts