

From: jschanback@gmail.com
Subject: 2 issues Library Move and Vacation Rentals
Date: July 11, 2017 at 9:03 AM
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1. I support the library moving to the 501 building but I believe that the old library should be cleaned up and made ready to sell to offset the income that could have been gotten from the sale of the 501 building. The argument of waiting 2 yrs to see IF we can get a health clinic to house it in the old library building is not a good one. If and when a new clinic is more probable, then that is the time to consider a facility that would house it. We have a very good health clinic only 7 miles away from our town in Yachats. Even in major cities that distance is not uncommon. Also, we have public transportation to Waldport. For the few folks who need special help, our city can provide assistance directly or indirectly through volunteers/other new ideas, as we currently do to some degree. That can be studied and considered ongoing. Maybe, we can encourage the old model of a town doctor or see if the Samaritan Clinic in Waldport would support a doctor traveling to Yachats to meet our needs! Just a thought but maybe doable.

2. I have not been presented any compelling proof that our Vacation Rentals need to have government intervene for abusive reasons as to capping their potential to exist. I live near 2 of the biggest and most used in Yachats and we have relatively few, if any problems, as to use/abuse. I and others who have retired here in Yachats bought homes and live here now due to our renting a vacation rental and that giving us a chance to experience Yachats and look around to buy a property. It definitely helps our realtors in town along with the Vacation Rental agencies which provides ongoing exposure to our town. It is good for our property values and the City gets more taxes to support the City and reduce the increases/taxes that it takes to support our City. This helps the poor the most as the increases are harder on them than those who the money is not as impacting. I do not believe there is not any connection that having more vacation rentals makes it harder for the relatively few homeless in our town to get affordable housing. There are other more worthy solutions to the perceived/real problem of a degree of homeless folks in town. Recently, my son, relocated here and has a room for \$540/month which includes utilities. We, as a City, have provided low cost income housing and addressed that problem. If the vacation rental is truly an issue supported by data as to too much or the threat of too much, then present it, and then consider maybe only capping the commercial agencies and reassure the retirees who occasionally rent their homes out while traveling or visiting family and friends that they will not be affected. I do support that the ordinances that we have in place are enforced vigorously to hold abusive ones accountable.

In closing, I am for less government and judicious use of our collective funds that come from each homeowners taxes. Every time I make a decision with my money it has the financial impact upper most in my mind. Government gets criticized for spending collective money in a way that is capricious or ill thought out, as if it were their own personal monies. Also, sometimes, there are government representatives who are not good at managing their own monies and carry that over into their ideas/votes supposedly representing the good of the all. That said, I hope and pray that we continue to do our due diligence and move slowly and conscientiously in all efforts to move our City forward.

I have lived in Yachats for 10 yrs and owned for 16yrs. Recently, the last 3 yrs, we homeowners have had 2 bonds pass(hospital and firestation) and had our water rates go up. Seeing the “base rate” for water go up is one for increase and although it seems to be low/insignificant, it is the collective increases that are disturbing. Even more so, implementing a system that bases increases on an index rather than the reality of true need each year does not feel prudent. Of course, if this index does not reflect an increase where the average over time is fair or responsive to our needs, then it works out. But, when it increase yearly and compounds unfairly, then we have a problem. Not a perfect analogy, if the yearly Oregon property tax percentage increase, that compounds yearly! These type of systems tend to push me away from wanting to live in Oregon/Yachats in spite of the beauty and wonderful people.

Thank you for your service,
James C Schanback
551 Lemwick Lane

PS I appreciate and support the highway project and look forward to ongoing modifications(safety) that become apparent. Even though this is an example of “more”, generally, I favor the idea of “less is more” especially when it involves the use of collective monies.

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