

August 8, 2011

Dear Mayor Brean and Honorable Yachats City Council Members,

My name is Kate Korgan and I am asking you to please read this letter into the record for the City Council Working Session today, August 8<sup>th</sup>, 2011. My husband, Todd Korgan, and I are owners of Sweet Homes Rentals and we own a home in the County just to the north of Yachats. Our family lives in and near Yachats, we have many friends here, and we were married there at the Overleaf Inn two years ago. Though my job currently requires that we reside primarily in Nevada for now, both of our businesses are in Oregon --- including Sweet Homes Rentals, in Yachats. We travel back-and-forth on a regular basis and we will make our permanent residence in Yachats as soon as we are able to do so.

Today I am writing to share three thoughts. First, I object to several statements in Ms. Perkin's letter of complaint, though I will not take the time to do a detailed line-by-line response to her unfounded claims at this time. Second, I want to register my strong opposition to Ms. Perkin's proposal that after a single complaint a transient rental license may be suspended for three months. Doing so would not ensure proper due process protections for home owners, would all but gut the vacation rental businesses who have investing in the community and who hire local labor and contribute substantially to the local economy. I believe strongly that there is a fair and equitable balance that can be struck between proper regulation of transient rentals and enforcement of the Code, and appropriate processes for handling concerns that do not negatively impact an industry that has long roots, a strong history, and significant economic impact on Yachats. If renters are left with our lovely hotels, motels and Inns, our City will lose visitor dollars --- in lost rentals, in less money spent in shops and restaurants, in fewer people shopping in the grocery store. We are all interdependent on one another: economic destruction to one sector will have an adverse impact on others. This includes citizens who live in their own homes in Yachats but who may well lose their local stores, restaurants, market, and be left surrounded by empty homes ---many of which will end up bank owned---and whose own property values will decrease significantly due to the resulting blight. This is not a scare tactic: this same problem exists in communities all of the country. Yachats is special, strong, and vital --- we must solve our issues in a way that keeps it this way! Third, and finally, I want to ensure you that despite my prior two points, I and Sweet Homes Rentals do not dismiss the seriousness of recent and ongoing discussions regarding the regulation of transient rentals, nor do we take citizen concerns lightly.

To wit, we have been networking with other vacation rental companies and I am pleased to announce that we are now forming the Greater Yachats Vacation Rental Association. This new group is founded on the principle of industry self-regulation: that is, we will work together to ensure compliance with the City Code on transient rental issues. We will form a positive and productive partnership with the City and local residents to ensure that vacation rentals contribute to the overall economic, social and cultural health and well being of our community. And will will work together to minimize rental problems that concern neighbors and other residents. In October, we intend to present you with a packet of information about our organization and our core values, our Vacation Rental Industry Credo, our plans for better regulating ourselves and our guests, and present data about the value of our businesses to

the overall health of our City. We are very excited about working with you in a collaborative manner to achieve our shared goals!

I look forward to speaking with each of you about these issues! Thank you for your time and attention.

Sincerely,

A handwritten signature in black ink, reading "Kathryn Korgan" followed by a period. The signature is written in a cursive, flowing style.

Kathryn Korgan, Ph.D.

Owner, Sweet Homes Rentals, Inc.