

To Mayor Ron Brean:

I am aware the city council will be meeting tomorrow to discuss limitations on vacation rental housing in Yachats. My husband and I have a vacation home in Yachats, and it's in the rental pool. We are surprised that these talks have gotten so out of hand and that you're seriously considering controls such as these.

In the past the city council has passed rules and regulations that have unfairly targeted only those who rent their homes to short term visitors. Many of the rules that you impose on me are not the same rules that my neighbors have to abide by. In the past, we have received NO protection from neighbors who break the law or don't clean their property, (just two examples), because they were not renting their houses out on a vacation rental basis.

Now, you and the city council are planning to impose even more restrictions by limiting the number of licenses or the amount of days per year we can rent our homes out. *This law will affect every homeowner in Yachats.* Considering the fact that any potential buyer might want to rent out their house on a part time basis, the fact that they can't do that will hurt any seller's chances of getting top dollar or even fair value for their home. *This means you and the city council members and the all the people you represent.* There is no way a Realtor will in good conscience represent a listing or property without disclosing the restrictions that will apply to the potential buyer of the home.

Part of the reason more vacation rentals have come on the market in the last few years is because owners' homes' values have dropped with the recession, they couldn't sell their homes, and/or they needed the vacation rental income to retain them. Limiting the vacation rentals available will **not** help this problem; on the contrary, I think it will make it worse.

If you cannot resist the complaining of a few people who want to make their own rules for the City of Yachats, please at least consider the financial cost of what you're doing. You will be limiting tourism as well as hurting ALL of our property values. Maybe this will give you the courage to say no to these limitations and the minority of people who are have no vested interest in seeing our little town of Yachats stay vibrant and prosper.

I certainly hope there is not an alternative and hidden agenda here that includes a big hotel chain waiting in the wings. It smells like it!

sincerely,
Lynda Brown