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City of Yachats
City Council
PO Box 345
Yachats, OR 97498

Council Members:

I purchased a home in Yachats 22 years ago and lived in it for 13 years prior to moving to Waldport. At the time I bought the Yachats home the two lots next door were for sale, zoned Commercial/Residential. I was well aware that at any time that property could become something entirely different from single-family dwellings. I took a chance.

My decision to move to Yachats was based on many years of having visited Yachats. I always found it to be a special place: wonderful ocean views, enough sand to play on, enough walking trails, a variety of motels to stay in and restaurants to eat at, along with a variety of other activities to engage in. Early years, Yachats was made up of full-time residents who had lived there for many years, retirees, vacationers, and the people who worked in the vacation trades; friendly, engaging people.

My Yachats home is currently being used as a long-term rental. There are other long-term rentals in the neighborhood as well as a number of vacation rentals, owner-occupied homes, and owner-unoccupied homes. And, oh, yes, the two once vacant lots next door are now three-storey lower income town houses. The neighborhood has changed. I don't know if it is more or less livable now, but I am sure that there are people who will not want to buy my house when I decide I need to sell it because of the number of vacation rentals nearby or the lack of owner-occupied housing.

Thoughts:

- perhaps it IS time to look at a temporary moratorium on vacation rentals
- grandfather in current vacation rentals
- neighborhoods like Aqua Vista Loop perhaps should be allowed to come back to what was originally intended, an owner-occupied area
- make certain that vacation rentals that have not "towed the line" do so, or they are out

Thanks for listening,

Elizabeth Welch