

After Monday's meeting, I was relieved to see some recognition of the hardship of vacation rental owners and the possibility of losing their property under certain circumstances. When we purchased our property in 1998, we were not looking to be landlords, but rather to own a home in Yachats for the future. We needed income to buy it.

Aha Lodge niche is unique. I do not compete with homes that invite people to steal away for the week end. I get predominantly family reunions, 50th anniversary celebrations, women's church retreats and the like. These events are planned far in advance and family members come from all over the U.S., Canada and occasionally Europe. My competition is other large homes across the nation. My space allows families to come together at an affordable price. If it is not affordable or large enough to all be together, they go elsewhere. The number of people in a group is not necessarily large - but the number posted in my ad allows them to find me at all among the thousands of listings.

I have no ocean frontage and can't compete with those who do. I just have lots of space and lots of land (1.3 acres) set off apart from town. I can't afford to lose that niche. I have the space to accommodate large groups. One of my bedrooms is 25 feet long with two walk in closets at the end of the room and plenty of egress. The main bedroom is just slightly smaller with walk in closets at each end and a door at each end. The remaining bedrooms are all two to three times the legal limit for sleeping areas.

I cannot tell you the hardship these limitations have cost my rental business. I am deeply concerned about its' future. The difference between 18 or 24 guests makes no difference to anybody but me and my renters. I can accommodate them with room (and parking) to spare. They come to Aha Lodge and (Yachats) because they can be together and afford it. Rich people go elsewhere. My survival is very dependent upon the number of people I can comfortably and safely hold as I have for 16 years without any problems to the city.

Aha Lodge does not fit into any cookie-cutter rental unit category. Since I have switched my occupancy in advertising, I have received no inquiries. Not a single question. This is prime booking time and right now people are not booking with me. I am greatly distressed about this.

I know it is not the intention of the council to damage anyone's business, but that has been the result so far for Aha Lodge. I need the Council to revisit these restrictions.

Yachats has a code regarding non-conforming use which I qualify for. It recognizes the investment people have put into their property for a specific purpose. Aha has been a vacation rental with a license provided by Yachats for 16 years. Even without that I would qualify for a variance. My bedrooms are two and three times (one is six times) the legal size of a sleeping area. As you know, State residential codes of Oregon do not have a definition for bedroom, but rather sleeping areas with the only necessities being one egress window or door, a minimum 7 foot ceiling height and a minimum 49 sq. ft. There is no requirement even for four walls. I meet and vastly exceed the state codes for sleeping areas.

Surely, you recognize and understand the severity of this on Aha Lodge. I am asking the Council to acknowledge my non-conforming use status so that I can get back to booking my property, continue to provide ample parking, keep contributing revenue to the City of Yachats that I love.

Thanks!

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