

## David Yamamoto

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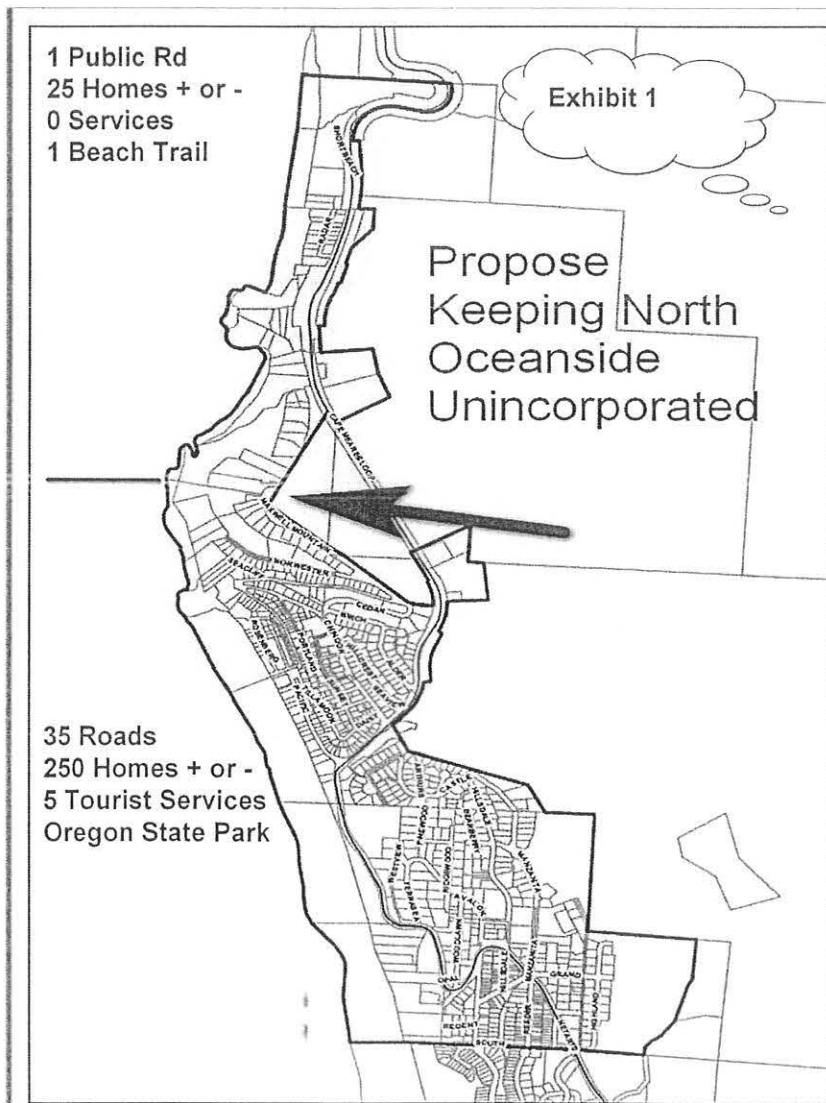
**From:** davefr <davefr@gmail.com>  
**Sent:** Wednesday, January 26, 2022 3:23 PM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Two Exhibits - Oceanside Hearing

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Commissioners Ms. Skaar, Ms. Bell, Mr. Yamamoto,  
Thank you for the opportunity to let me testify in today's Oceanside hearing. My presentation included two exhibits that were probably hard to see at your end. Here they are illustrating:

1. The stark differences between North Rural Oceanside and the Village to the South
2. A proposed Northern boundary for your consideration

Dave Friedlund  
2500 Cape Meares Loop

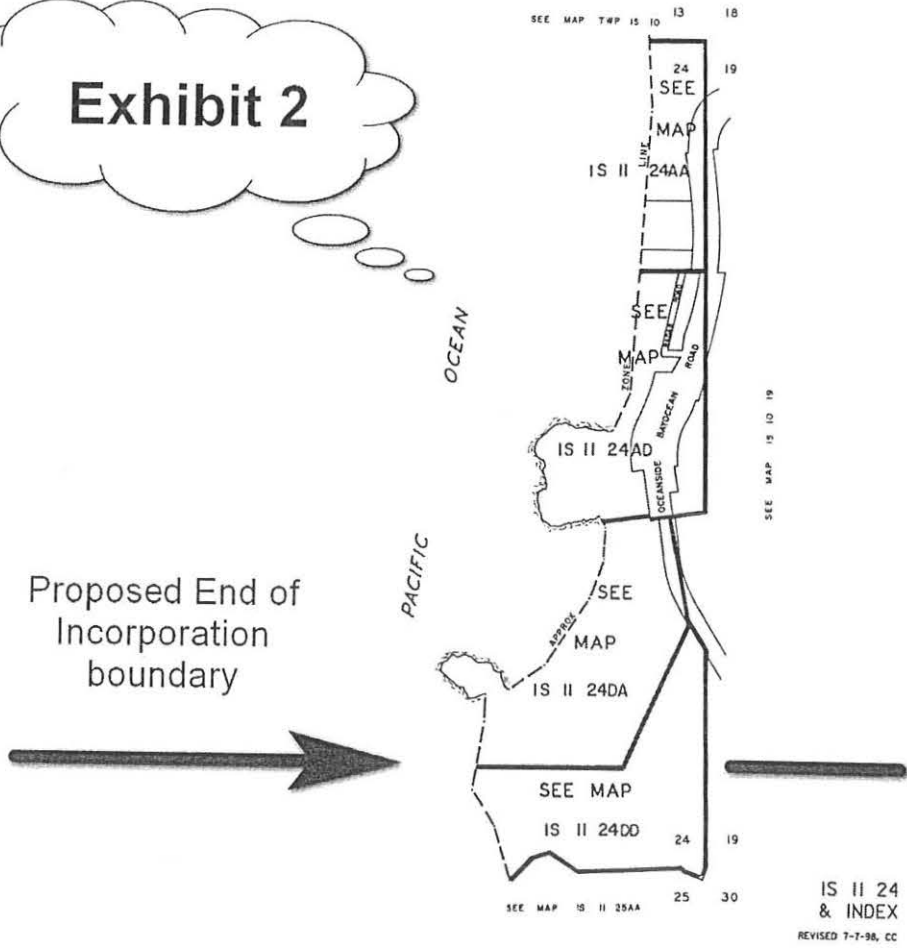


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 24 T.1S. R.11W.W.M.  
TILLAMOOK COUNTY  
1" = 400'

IS II 24  
& INDEX

Exhibit 2



IS II 24  
& INDEX  
REVISED 7-7-98, CC

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David Yamamoto

Tillamook County Commissioner

Received

JAN 21 2022

Tillamook County  
Board of Commissioners

Dear Mr Yamamoto,

Previously, I expressed that our Avalon West Neighborhood has asked to be excluded from the proposed Oceanside Incorporation since we have upgraded our area and maintain it through our own diligence. Additionally was our concern with viable financial income and appropriation shortcoming.

We were never contacted or consulted by the Oceanside Association niche whether our opinions mattered. While many of us reside here, some use their residents for family use and reside in other towns. Again, a void in contact existed. Proper inclusion was not considered and seems to be, maybe not underhanded, but hush hush.

When a possible vote may occur, the vote should be available to all of us property owners. This, absolutely, is strictly limited to Oceanside voter registration, not even elsewhere in our county and definitely to those property owners and family living out of county.

Finally, any ordinances Oceanside passes would still exclude our input because of no contact again, plus, enforcement has not been considered. Our Sheriff should not be extended even further for local ordinance violation. Our County must have enforcement priority.

Sincerely,

Robert Ault 165 Reeder St PO Box 193 Oceanside, OR 97134

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David Yamamoto

Tillamook County Commissioner

Dear Mr Yamamoto

As a resident of the Avalon West Neighborhood between Grand and South Streets and abutting the Capes, I have concern about the proposed incorporation of our area by the downtown Oceanside.

Our neighbors and I have spent thousands of dollars to pave and maintain our roads. As we understand, incorporation would result in no assistance for our area since we already have all services paid by us through property taxes. Essentially, the additional taxation from incorporation would put additional burden on us while we still have to maintain our area.

We have discussed among our residents with the conclusion that our interests are best addressed by being excluded from incorporation as has the Capes.

The financial budget proposed by the downtown area is very suspect as a viable concern with most of the monies going to a mayor and associates leaving little to do upgrades and maintenance that would fall on the town rather than Tillamook County.

We would appreciate that you and the other Commissioners would assist us in being excluded and allow us to maintain our area without additional tax burden. Thank you for any assistance that you can give.

Sincerely,

Robert Ault 165 Reeder St PO Box 193 Oceanside

Received

JAN 13 2022

Tillamook County  
Board of Commissioners



To the Tillamook County Board of Commissioners:  
David Yamamoto  
Erin Skaar  
Mary Faith Bell

I am writing you to vocalize my adamant support of Oceanside's incorporation, an Oceanside that includes the entirety of its boundaries. Having grown up in the Oceanside community I have seen first hand dramatic changes, both positive and negative, but we have always faced these changes as a community and I see incorporation and local control as the next logical step in these efforts. While I spent my twenties living away from Oceanside, and Oregon, I have moved back now with the hope of raising a family in the town that meant so much to me growing up and helped to shape the person I am today. But I fear the current trajectory of our community as homes around me become little more than investment opportunities and the children in our community grow up without friends to play with in their neighborhoods. While growing up the neighborhoods our friends lived in was of little importance to us, we would trek up the tire trail to meet with friends in Avalon or head towards Radar road to play in the woods that connect our neighborhoods.

Much of the discussion has turned to the question of incorporation's "value" for varying neighborhoods. These values have been placed into financial terms, with varying neighborhoods identifying individual areas of improvement where one neighborhood may see greater benefit than another. While financial terms are an obvious route for these discussions because they are quantifiable, I feel that the benefits are more nuanced than this. As a society we have decided that democracy and representation by our peers are the bedrock of modern civilization, yet in this debate we are trying to define the benefits of democracy by its cost. In the spirit of democracy these decisions should be made at the ballot box by the people who live with our current level of control on a daily basis.

These to me are the benefits of incorporation that are most difficult to quantify financially, how can one create a line item of childhood experience? Place a financial value on democracy? Without incorporation, without the ability of Oceanside and this community to steer our own future, I see no way for us to sustain the vibrant experience of life that keeps us here, for adults and children alike.

Gillean (Gill) Wiggin  
5445 Daisy street  
PO Box 274  
Oceanside, OR 97134

Oceanside Neighborhood Association  
[www.oceansidefriends.org](http://www.oceansidefriends.org)  
Meeting Minutes  
Special Meeting — December 11, 2021 — Zoom Format

President Jerry Keene called the online meeting to order at 10:00 a.m. on December 11, 2021. At that point in time, per Zoom registration and polling, 196 ONA voting members were in attendance, plus approximately 9 members who joined by telephone. (Additional ONA members joined the meeting later.) The meeting quorum of 35 was met.

**Special Meeting Purpose:**

The purpose of this special meeting was to vote on the Task Force's Incorporation Report.

**Background:**

In the summer of 2021, ONA President Jerry Keene sought and obtained the board's approval to form the Incorporation Task Force, charging it with investigating and recommending whether incorporation of Oceanside is a feasible option worthy of community consideration and debate as a way to preserve and enhance the quality of Oceanside's civic life. The Task Force's report, including its findings and conclusions, is available on the ONA website. A link is provided here:

[Incorporation Task Force Report \(22 Nov. 2021\)](https://www.oceansidefriends.org/wp-content/uploads/Incorporation-Task-Force-Report-Revised-Final-11.22.2021-with-links.pdf)

(<https://www.oceansidefriends.org/wp-content/uploads/Incorporation-Task-Force-Report-Revised-Final-11.22.2021-with-links.pdf>)

Informational emails sharing the Task Force's findings about incorporation were sent to the community via six Oceanside Neighborhood Association Newsletters beginning in October, 2021. Additional information and conversation were conducted over four Zoom sessions, each lasting about 90 minutes: December 4 (the regular ONA meeting) and the evenings of December 7, 8 and 9, 2021. Comments from the community were discussed in these Zoom meetings and in subsequent ONA newsletters.

Jerry covered the reasoning behind the wording of the three motions, or polls, to be voted on at this meeting. (These were sent out in advance via the ONA Newsletter.) Based on questions posed by community members and the incorporation survey results, there appeared to be three main camps of opinion: 1) people who want to go forward with the incorporation process, 2) people opposed to having Oceanside incorporated, 3) people interested in incorporation but wanting more time to evaluate and discuss findings in the Task Force Report.

Therefore, the following three motions were an effort to parse the interest of the Oceanside community with regard to incorporation:

- 1) The ONA Membership approves the Task Force conclusion that "incorporation is a feasible option worthy of community consideration and debate."
- 2) The ONA membership should immediately announce support for incorporating Oceanside.
- 3) The ONA membership should defer and reschedule a vote on incorporation until the Tillamook County Board of Commissioners invites public comment at an incorporation hearing.

**Process:**

After each motion was proposed and seconded, 30 minutes of discussion would be allowed. Members would write their comments and questions in the "chat" section of the Zoom format. Jerry would read each and comment on them as appropriate. When it was time to vote, two minutes would be allowed for members to answer the poll. Screens where more than one member was present and voting were asked to turn on their video cameras so the number of votes could be verified. Once the poll was closed, no further votes would be accepted. Results would be shared with participants, and a provisional result declared. The ONA Credentials Committee would verify the votes after the meeting, screening out unregistered voters and duplicate votes.

The **First Motion** was made by Blake Marvis and seconded by Sue Wainwright:

**The ONA Membership approves the Task Force conclusion that "incorporation is a feasible option worthy of community consideration and debate."**

Jerry explained that a Yes vote on this measure would not commit the ONA to supporting incorporation, but it would authorize further "community consideration and debate." This would also clear the way for organizers to file the paperwork necessary to gather signatures on an incorporation petition. The petition would lead to hearings before the Tillamook County Commissioners who would decide if incorporation would be placed on the ballot. If the ONA rejected this motion, activities to pursue incorporation would end.

After 30 minutes of discussion, a vote was called.

**Motion 1:**

Provisional results:

228 votes. 172 **Yes (75.4%)**, 56 **No (24.6%)**

Verified Results (per Credentials Committee review of votes):

221 votes. 164 **Yes (74.2%)**, 57 **No (25.8%)**

**Based on results, Motion 1 passes.**

The **Second Motion** was made by Sharon Brown and seconded by Susan Wainwright:

**The ONA membership should immediately announce support for incorporating Oceanside.**

Jerry explained that a yes vote would mean the ONA would go on record supporting incorporation in materials that would be submitted to the county commissioners. Rules allow a minority report, so if someone feels strongly about this, they could put together an opposition statement to be included in the packet to the commissioners.

After 20 minutes of discussion, a vote was called.

**Motion 2:**

Provisional results:

211 votes. 128 **Yes (60.7%)**, 83 **No (39.3%)**

Verified results (per Credentials Committee review of votes):

199 votes. 124 **Yes (62.3%)**, 75 **No (37.7%)**.

**Based on results, Motion 2 passes.**

Based on "Yes" votes for Motions 1 and 2, Motion 3 became moot.

The meeting was adjourned at 11:25 a.m.

The next regular ONA meeting is scheduled for Saturday, February 5, 2022 at 10 am via Zoom.

Respectfully submitted,

Carol Horton

ONA Secretary

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A video recording of this meeting will be retained for a limited time. To review it, please contact the ONA at [oceansidefriends@gmail.com](mailto:oceansidefriends@gmail.com).

## Lynn Tone

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**From:** Mark Hersh <markhersh971@gmail.com>  
**Sent:** Tuesday, February 1, 2022 7:55 PM  
**To:** Lynn Tone; Sarah Absher  
**Subject:** EXTERNAL: Resending: Testimony of CM Hersh, Oceanside,

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I didn't see my email included in the latest pdf of testimony so I'm resending. Ignore if my email of yesterday is in the next batch. Thanks -- mh

On Mon, Jan 31, 2022 at 11:41 PM Mark Hersh <markhersh971@gmail.com> wrote:  
Greetings Lynn Tone,

Please include this email as testimony on the petition to incorporate Oceanside as a city.

The Board of County Commissioners should deny the petition submitted by "Oceansiders United." The Oceanside Neighborhood Association (ONA) Board established an "Incorporation Task Force" without membership approval and then conducted a compressed and curbed "debate" over the merits of incorporation.

The ONA, along with several other Tillamook County "Citizen Planning Advisory Committees," was transformed by an order of the Board of County Commissioners in 2013 (Order #13-034) into a "Citizens Advisory Committee" (CAC) for the County. Order #13-034 requires that the ONA "shall comply with public meeting and records laws."

The ONA Bylaws require that task forces/committees get approval from the membership on their purpose and time-frame *at the time of formation*. That did not occur in this case.

Instead, on October 30, 2021, the ONA President used a single email to announce: 1) that the task force existed and was nearing completion of its work, 2) that the email itself was the first installment of the report, and 3) that a Zoom meeting was scheduled on December 2, 2021 for voting. The votes were ultimately articulated as: 1) whether the membership thought that incorporation was "a feasible option" and 2) if "yes," then whether the membership "endorses" incorporation. Then, shortly thereafter in early November, the ONA Board moved the Zoom meeting for the votes to December 11, 2021.

In the October 30 email, the ONA President invited email comments in return: "we will share and respond to questions or comments that Oceansiders send our way." But comments sent to the ONA's email address were not shared openly and verbatim with the membership even when members directly requested that their comments be forwarded to the entire membership. Instead purported views were summarized in more emails sent by the ONA President.

Aside from granting a nine-day delay in the voting, the ONA President or Board refused members' requests for more time to consider the report and the serious issues involved. Their various responses included assertions that a May election was important and there was no time to spare; that a quick vote had been promised by the ONA President or Board to the membership and so it was important for those former promises to be kept; and that some people are upset at development proposals and are clamoring for something to be done.

The task force's final report was released around November 22, 2021 and described incorporation as a "feasible option" but the report did not include an alternatives analysis. Zoom meetings to "discuss" the report were held in early December. They were "moderated" by members of the task force or the ONA President. Claims were made that

doing nothing could result in hotels lining Cape Mears Loop Road and traffic jams similar to Pacific City's. Incorporation was pushed as the only solution. As it was set up, no equal and fair opportunity was provided for a group opposed, or even skeptical of, incorporation to present alternate views, procedures, or solutions.

At the Zoom meeting on December 11, 2021 the ONA membership voted on the two questions described above.

Oceansiders were given less than three weeks from the posting of the final report of the previously unknown ad hoc "task force," and then having the meeting for voting on whether to take the major political and financial step of incorporating the longtime Oceanside community into a new city. In comparison, the ONA took about *two years* to investigate, discuss, and decide on whether to establish guidelines for exterior lighting for residences.

A denial of the petition is necessary and would also serve as a meaningful reminder that proper democratic and lawful processes and fair and open debates are required in Tillamook County.

As an added benefit, the denial decision would also thereby give the Oceanside community more time to study all bona fide alternatives and then collectively, with adequate and effective notice, time, and due diligence, to decide whether to change the status quo, and if so, how to bring about that change.

Thank you for the opportunity to testify.

C.M Hersh  
1370 Sunset Ave.  
Oceanside

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How many legs does a dog have if you call his tail a leg? Four. Saying that a tail is a leg doesn't make it a leg. -  
- Abraham Lincoln

## David Yamamoto

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**From:** Tillamook County OR <tillamookcounty-or@municodeweb.com>  
**Sent:** Monday, January 31, 2022 3:47 PM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: [David Yamamoto] Oceanside incorporation

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Pat Himes ([pathimes2011@gmail.com](mailto:pathimes2011@gmail.com)) sent a message using the contact form at <https://www.co.tillamook.or.us/>.

Dear County Commissioners,

Following the recent hearings regarding the request for a vote on incorporation for Oceanside, I felt a need to express my concerns regarding some of the information discussed.

It was stated that the question of incorporation was rushed. I would disagree since the issue was discussed over multiple meetings of the Oceanside Neighborhood Association. Since all the meetings were virtual and all homeowners, renters and business owners were able to attend, all renters and homeowners had the opportunity to participate in the meetings, ask questions, and read pertinent information. Community members will also have more than 4 months to discuss incorporation further prior to the vote in May. This should be sufficient time to further investigate the benefits and hazards associated with incorporation.

Someone mentioned taxation without representation. Incorporation would allow for the election of local city councilors and more local control over the use of our tax dollars enabling more representation in the future.

I had initially been sceptical of the prospect of incorporation, but, as a result of the information sessions, the thoroughness of the committee members in researching the option of incorporation and their openness in answering questions, I've changed my mind. Many of us in Oceanside love our small, underdeveloped community. We're concerned about the growing number of short term rentals and their ultimate impact on our community. We worry that the county may be more concerned with increasing the tax basis and encouraging commercial development rather than the best interests of the community as a whole.

Why am I supportive of the effort to incorporate? We built our home in this small hamlet because it was small, quiet, and had little commercial activity. We have seen neighbors move out and their homes turn into what is essentially commercial income from STR. We'd like to be able to decide what the future of our community will look like. We don't want to turn into Seaside, we'd like more families to call Oceanside home.

Please allow us to vote, allow us to decide our future, allow us to determine whether we have the ability to grow our community in a way that enriches the lives of the residents of Oceanside.

Respectfully, Pat Himes Oceanside, OR

## David Yamamoto

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**From:** Mike Dowd <mike\_dowd@ymail.com>  
**Sent:** Tuesday, February 8, 2022 4:03 PM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Oceanside

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hello.

Given the finding that the taxation level outlined was deemed insufficient to fund the proposed city of Oceanside, what amount of taxation do the Commissioners feel would be sufficient?

Thank you much and I hope you are well.

Mike Dowd

Oceanside resident

Sent from Yahoo Mail for iPhone

## David Yamamoto

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**From:** Sasha Kurzenberger <sashanicolek@gmail.com>  
**Sent:** Tuesday, February 8, 2022 1:50 PM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside Incorporation

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hello,  
I am writing to express my concern with the decision to not allow public voting on the issue of incorporating Oceanside. My family, including small children, live here year round and have watched this community change dramatically in the last few years. We feel more leadership is needed, and incorporating this gem seems to be the best way to create space for community concerns, needed repairs, and vision for the future. Please reconsider your decision and how it impacts our town and county.

Thank you,

Sasha Kurzenberger





**Sarah Absher**, CFM, Director  
TILLAMOOK COUNTY | Community Development  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x3317  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

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**From:** Isabel Gilda <[igilda@co.tillamook.or.us](mailto:igilda@co.tillamook.or.us)>  
**Sent:** Tuesday, February 8, 2022 10:03 AM  
**To:** Sarah Absher <[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)>  
**Subject:** FW: EXTERNAL: [Isabel Gilda] Oceanside incorporation

Sarah,  
Is it permissible to share the email below with the commissioners before the hearing tomorrow?  
Thanks,  
Isabel



**Isabel Gilda** | Executive Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
Tillamook, OR 97141  
Phone (503) 842-3431  
[igilda@co.tillamook.or.us](mailto:igilda@co.tillamook.or.us)

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**From:** Tillamook County OR <[tillamookcounty-or@municodeweb.com](mailto:tillamookcounty-or@municodeweb.com)>  
**Sent:** Tuesday, February 8, 2022 10:01 AM  
**To:** Isabel Gilda <[igilda@co.tillamook.or.us](mailto:igilda@co.tillamook.or.us)>  
**Subject:** EXTERNAL: [Isabel Gilda] Oceanside incorporation

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Joshua Evans ([joshua\\_evans@live.com](mailto:joshua_evans@live.com)) sent a message using the contact form at <https://www.co.tillamook.or.us/>.

Dear county commissioners,

This is a request to please allow oceanside to vote on the request of incorporation. As someone who has stewardship over much of Oceanside and has been very much involved with the town of oceanside, whether through the United States Post Office, revamping the Anchor to the Three Arch inn, as well as an being an EMT, water rescue team leader, and firefighter for Oceanside for a decade, i am shocked and appalled by your decision. The belief that you know what is

## David Yamamoto

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**From:** Laura Shown <shown7972@comcast.net>  
**Sent:** Tuesday, February 8, 2022 10:24 AM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Oceanside

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Mr. Yamamoto,

I encourage you to reconsider your decision to postpone giving Oceansiders the right to vote on incorporation this spring despite the detailed information that was provided to the Board. A group of devoted citizens spent much time and effort analyzing and studying the necessary information for incorporation, and many of us feel that their efforts were brushed aside. Oceansiders deserve a better voice in their growing community and at least a chance to decide our own future.

Sincerely,

Laura Shown

## David Yamamoto

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**From:** Linnea Anderson <grandmanea1948@gmail.com>  
**Sent:** Tuesday, February 8, 2022 10:41 AM  
**To:** David Yamamoto; eskaar@co.tillamookk.or.us; Mary Faith Bell  
**Cc:** oceansidefriends@gmail.com  
**Subject:** EXTERNAL: Oceanside Incorporation

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To: Tillamook County Commissioners

I am writing to protest the decision made by the Tillamook County Board of Commissioners (February 2, 2022) to deny the Oceanside petition for incorporation. I will not take your time nor mine to recap details of that decision. What I do wish to convey is my disappointment in this action by the Commissioners without justification and respectfully request this action be corrected at once!

As a homeowner, taxpayer and resident of an adjacent community in Tillamook County I have watched with great interest as the process leading to this petition has unfolded. I have been enormously impressed by the open, thorough, detailed efforts of the ONA to explore and prepare this proposed plan to incorporate Oceanside. As a citizen of Tillamook County I fully support the rights of all stakeholders to have this matter heard by our Commissioners and then placed on the May ballot.

To summarily dismiss this petition at the "11th hour" is most inappropriate, particularly given the weak reasoning offered and without an opportunity for discussion and response to the objections.

Beyond the issue of the ramifications of this petition denial is the greater demonstration of an unacceptable level of disrespect and disregard for the interests of the citizens of Tillamook County, specifically those in Oceanside. Clearly the Board of Commissioners is not interested in serving the needs of the citizens they were elected to represent and this is most distressing to me as a voter.

I urge you to correct this travesty and do so today.

Respectfully,

Linnea Anderson  
PO BOX 25, Netarts, Oregon 97143  
4830 Crab Ave W, Tillmook, OR 97141

## David Yamamoto

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**From:** Carol Kearns <carolkear03@yahoo.com>  
**Sent:** Tuesday, February 8, 2022 11:20 AM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Oceanside Incorporation

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

I wrote to you immediately following the denial of the petition for Oceanside to Incorporate. I am pleased that there will be a follow up hearing so that you can gain more insight into the budget that was well researched and presented. The committee put in countless hours of research and had conversations with various experts before developing the budget that was presented. Hopefully many of your concerns will be addressed on the 9th. It should be up to the voters to decided. It the responsibility lies with the developers of the petition to have quality conversations with the registered voters to address any concerns they may have prior to voting.

Thank you for your time,  
Carol Kearns  
Oceanside registered voter  
Budget & Services Committee

Sent from Yahoo Mail for iPad

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## David Yamamoto

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**From:** Joshua Evans <joshua\_evans@live.com>  
**Sent:** Tuesday, February 8, 2022 9:42 AM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside incorporation

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear county commissioners,

This is a request to please allow oceanside to vote on the request of incorporation. As someone who has stewardship over much of Oceanside and has been very much involved with the town of oceanside, whether through the United States Post Office, revamping the Anchor to the Three Arch inn, as well as an being an EMT, water rescue team leader, and firefighter for Oceanside for a decade, i am shocked and appalled by your decision. The belief that you know what is needed more than those who have risked their lives and spent countless hours trying to protect this area is incredibly condescending at best and hurtful at its base.

It is incredibly disturbing the amount of recorded back pedaling and contradictory statements by this group and the other officials in this process. The inability to even have the treasurer show up to meetings, is even more worrisome. It looks to the public as if you failed to do any due diligence.

As someone who has helped collect and generate transient tax money it is horrific how the money takes from these small villages and gives zero in return except for, overwhelming the roads, sewer, water, EMS and Fire, and Law enforcement as well.

It seems we are at a point where we will have to think about protection not from just land development, resources stripping and tourist creating overcapacity of all civil resources but, from the county commissioners now nas well. Take a look at the actions being enabled in Pacific City. Ie; overriding the voice of the city for another hotel by the same group that no one wants and we definitely do not need. Nestucca doesn't even have a water rescue team, they can't protect our local dory fleet even. They have to call Oceanside, which then puts our community at risk and uses our own tax revenue to operate....

It seems like a waste of everyone's time and resources having to establish precedent of accountability in LUBA court.

In conclusion I urge you to reevaluate your role in this process and reconsider the decision to not allow citizens to vote. You have the power to be the group that actually fights for the people and not just be trampled by VRBO, Vacasa, Pelican Pub, etc.

Passionately,  
Joshua Evans

## David Yamamoto

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**From:** Clark Holloway <chollow@charter.net>  
**Sent:** Monday, February 7, 2022 3:57 PM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside Incorporation Petition

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Tillamook County Commissioners

It was with great disappointment, that I learned that the County Commissioners rejected the Petition of Oceanside resident to place a city incorporation vote on the May 2022 ballot.

After all of the due diligence that was done to compile the supporting information for incorporation, the detailed presentation of facts and figures, many meetings and input obtained from all home owners in Oceanside, and then a clear vote by the Oceanside Neighborhood Association in support of the Incorporation and petition, the proposal was summarily denied by the County Commissioners, without any detailed reasonable explanation for doing so. In fact, major departments of the county offered no objection to the proposal. Even the Treasurer after reviewing the information presented, allowed that the petition should be approved to allow a vote on incorporation of Oceanside as a city.

In light of this, the only apparent reason that can be assumed for the Commissioner's action is that there was a great deal of undue pressure and influence exerted on them by other interests, specifically realtors and their organizations, home builders and their organizations, absentee non-resident home and property owners and developers, and non-resident rental owners, their organizations and rental companies, to ensure that the petition failed. Very few of these people live in Oceanside, partake in the Oceanside Neighborhood Association meeting or events, or are concerned about the livability of the community of Oceanside. Oceanside is just a cash cow for their realty, home building, property development companies or rental businesses.

Those of us who live here in Oceanside full time, own homes here, and have to put up with the various issues that never get fixed, with the roads, street lighting, parking issues, and many other things daily, are the ones who are interested in improving the quality of life here in Oceanside, and feel that incorporating it as a city will take us a long way in allowing us to control our destiny here and the future of Oceanside.

I and other family members have owned homes here in Oceanside since the early 1980's, and have seen Oceanside change from a great family oriented community with strong community structure, to what we have today with a huge transient population changing almost daily and far fewer full time residents and families.

**We the residents of Oceanside, not the realtors, home builders, rental owners and property developers and speculators, need to be able to determine the future of Oceanside, and we feel that is best accomplished by incorporating our community into a city.**

I respectfully ask you to immediately reconsider the decision that was made on February 2, 2022 and allow the petition for inclusion of the incorporation vote in the May 2022 election ballot.

Please let the dedicated residents of Oceanside vote on this matter in May and establish the City of Oceanside Oregon.

## David Yamamoto

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**From:** Debbie Case <dmilescase@msn.com>  
**Sent:** Monday, February 7, 2022 4:00 PM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside Incorporation Vote

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Commissioners-

I was shocked and extremely disappointed with the decision that was made last week. Whether Oceansiders vote to incorporate (or not) it is a decision the community should make, not you three. The future of Oceanside is at risk and Oceanside needs to be allowed to vote on their future now.

I consider your decision to be disrespectful and insulting to our community and the individuals who obviously did an exceptional job researching and preparing a thorough petition.

SHAME ON YOU!!

Debbie Case  
615 Terrasea Way

## David Yamamoto

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**From:** Kenneth Marlow <kcmleau@gmail.com>  
**Sent:** Monday, February 7, 2022 11:27 PM  
**To:** David Yamamoto; Mary Faith Bell; Erin Skaar  
**Cc:** Kcmleau@gmail.com; Mjmleau@gmail.com  
**Subject:** EXTERNAL: Motion For Reconsideration

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

2/7/2022

Dear Tillamook County Commissioners,

My wife and I, Marilyn, are property owners on Pacific Avenue in Oceanside Oregon. Sadly, it has come to our attention that the Tillamook county board of commissioners has recently taken action that effectively denies us the opportunity to even vote on the issue of incorporation of Oceanside! Individually, and collectively, as members of our community, we have invested considerable time and energy in researching the viability of incorporation.

We believe that we have a legal right to cast a vote on such determination.

We strongly appeal to the commissioners to reconsider the decision to deny us even the opportunity to cast such a vote.

We emphatically support the Oceanside ONA Motion for Reconsideration.

Thank you for providing our community the right to vote on self-determination and incorporation.

Sincerely,  
Ken and Marilyn Marlow  
Kcmleau@gmail.com  
Sent from my iPad



## David Yamamoto

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**From:** Lisa Stine <lisastine76@gmail.com>  
**Sent:** Monday, February 7, 2022 11:32 PM  
**To:** Mary Faith Bell; Erin Skaar; David Yamamoto  
**Subject:** EXTERNAL: Oceanside Incorporation

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

To the Tillamook County Commissioners, Greetings!

We have been homeowners in Oceanside since 1997, and have been members of the Oceanside Neighborhood Association for many years.

As you prepare to reconsider Oceanside's petition to include a vote for incorporation on the May, 2022 ballot, please know that at first glance, we were also concerned about the budget proposed by Incorporation supporters. However, after more detailed reading and review, we believe that the revenue projections included in the proposal are more than adequate to overcome our initial worries.

Our purpose in writing at this juncture is to strongly encourage you to revisit the proposed Oceanside Incorporation budget. We anticipate that, similar to our experience, further study will lessen or eliminate your objections. If this is not the case, our hope is that your written report would include an amended budget that would be in alignment with your expectations for incorporating Oceanside as a city.

Thank you for the work you do on behalf of all Tillamook County residents.

Best, Jon and Lisa Stine

## David Yamamoto

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**From:** Jeff Zybura <jlzybura@gmail.com>  
**Sent:** Tuesday, February 8, 2022 9:39 AM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside vote

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

As a Tillamook county voter, I believe that Oceanside community has the right to vote on forming a city.  
Jeff Zybura  
Netarts,OR

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)

## David Yamamoto

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**From:** Mary Flock <mbflock@msn.com>  
**Sent:** Monday, February 7, 2022 3:26 PM  
**To:** Mary Faith Bell; Erin Skaar; David Yamamoto  
**Subject:** EXTERNAL: Oceansiders deserve better

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

### Commissioners Bell, Skaar and Yamamoto

Oceansiders deserve the chance to vote on incorporation and the reason we want incorporation is because Oceansiders deserve better than what we've gotten from Tillamook County. We had hoped the time frame between your decision and the May ballot would allow everyone who wanted to get more educated on the pros and cons to have time to do so. Your decision to prevent us from voting on incorporation seems to rest on 1) the rush to be on the May ballot, 2) the condition of Oceanside roads and lack of a comprehensive drainage plan, 3) thinking our proposed .08% city tax rate is too low and 4) the exclusion of The Capes. On a related topic, we have comments on the Capes Meares Loop Road relocation project.

Rush to be on the May ballot—This was addressed in the Incorporation Report and asked and answered in the hearing. If we miss the May ballot, we would have no funding for the first year and a half. If you thought a .08% tax rate was too low to form a city government, try to do it with zero dollars.

Condition of Oceanside roads and lack of a comprehensive drainage plan—The Oceanside budget included the road maintenance cost that Chris Laity advised. It did not include costs to correct decades of neglect or drainage problems, but given that currently those are the responsibility of Tillamook County, it begs the question what is your plan and what have you done. Sarah Absher's predecessor, Lisa Phipps, discussed the need for a comprehensive drainage plan but nothing ever happened. Thirty percent of TLT in Tillamook County is supposed to go to roads, but over the past 8 years since TLT passed, Oceanside has not received anything close to the 30% portion of TLT generated in Oceanside. As an incorporated city with the TLT funds and with grants, we could start addressing the road and drainage problems that Tillamook County has not.

Proposed Oceanside City Tax Rate of .08%—Oceanside is a compact geographic area with only 600 houses and about 350 residents. It already has its own sewer district, water district and fire district with separate lines on our property tax bills. The proposed Oceanside city tax rate .08% along with the 30% TLT would allow Oceanside to take over responsibility from Tillamook County planning, vacation rentals, tourist management and emergency preparedness—all areas that we believe Tillamook County has not handled adequately for us. All of these areas as well as police and other services are currently included in the .1459% every property owner in Oceanside pays in property taxes to Tillamook County and since there is no plan to reduce the .1459%, Tillamook County will effectively be getting the same taxes for providing less services.

Exclusion of The Capes—The Capes is geographically separate from the main part of Oceanside. The developer of The Capes lobbied for its inclusion in Oceanside versus Netarts, assumedly because of the cache of its name, but they would lose nothing by being excluded and they very much don't want to be included. The Capes is a gated community so no tourists and their CCNR's prohibit vacation rentals. Their HOA building requirements are very strict and their fees cover roads maintenance and according to Sarah Absher, they have emergency management covered. Since planning, vacation rentals, tourist management and emergency preparedness are the areas that the city of Oceanside would be responsible for, The Capes would have no benefit from Oceanside incorporation and apparently The Capes also get little benefit from Tillamook County though they pay the same .1459% that we do.

We fell in love with Oceanside the first time we visited and knew we wanted to live here. Oceanside's lack of commercialization appealed to us although we still mourn the loss of the Anchor Tavern. It was our only local watering hole and a place to meet locals and hear local musicians perform. Oceansiders organized to prevent replacing the Anchor Tavern with a hotel that had no parking spaces and was effectively twice as tall as the old structure but it was to no avail.

When we bought our house 24 years ago, we were surrounded by wooded lots. The woods are gone as are most of our old neighbors. Many of both the old and new houses have been turned into vacation rentals including the house next door to us. We have only a handful of real neighbors in Camelot and vacation renters generally make lousy neighbors—noise, trash, bad behavior, intrusive lights, fireworks, and dog poop.

There used to be a tourist season and in the off-season we'd get a break from vacation renters, enjoy peace and quiet and be able to park in the village and walk on the beach and eat at the local restaurants, but that has changed in the past couple of years. Oceanside has been discovered and the norm is traffic, speeding accidents, parked cars blocking our narrow streets, and erosion to Highway 131 roadside caused by people and parked cars endangering the only road out of Oceanside.

Several times over the past 24 years, Highway 131 has failed due to landslides or culvert collapses. In 2007 a severe storm left downed trees blocking the road and power was out for a week. In 2020 a fire near the Capes caused by a downed power line blocked the only road out and we weren't aware of it till after it was over. With an earthquake or tsunami, we could be trapped here and it could be more than just a few weeks. It won't matter which neighborhood you live in, Oceansiders will need to rely on each other because that may be all we have for a long time.

Mary Flock  
5565 Castle Drive  
Tillamook, OR 97141

Jud Griner  
5565 Castle Drive  
Tillamook, OR 97141

## David Yamamoto

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**From:** Susan Songer <songer@portcoll.com>  
**Sent:** Monday, February 7, 2022 1:02 PM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside Incorporation

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Commissioners Yamamoto, Skaar, and Bell--

As a long-standing property owner in Oceanside, I am disheartened by your decision to override the will of Oceanside residents on the issue of incorporation. The majority of Oceanside residents favor a vote on incorporation, and along with it, the ability to have a voice in the character of our own community. I urge you to reconsider your decision.

Sincerely,  
Susan Songer  
5435 Norwester Rd  
Oceanside, OR 97134

## David Yamamoto

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**From:** Randall Koch <randallkoch1@me.com>  
**Sent:** Monday, February 7, 2022 1:29 PM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Cc:** Jerry Keene  
**Subject:** EXTERNAL: Oceanside Incorporation

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Commissioners,

I write to you after following the meetings, newsletters and conversations by the CAC Chairs regarding the Incorporation of Oceanside. I am writing as a citizen of Tillamook County for over 40 years, and a member of an Unincorporated Community. (Not as the Pro term Chair of the Neskowin CAC and Vice Chair until our Chair can return to his responsibilities, as I have not been asked by the community to respond on their behalf.)

I am very concerned based on my understanding of the actions of the Commissioners regarding the three of you and the County Treasurer's lack of due diligence in reading and understanding of the thorough and considered research of the important Oceanside incorporation documents and the lack of transparency in making your decision. Your decision to deny a vote by Oceanside community members on Incorporation makes one wonder of your motivations and the apparent fear you have of communities holding onto funds generated in unincorporated communities by STR's so those communities can decide how to deliver funds to address issues (road improvements, STR ordinance enforcement) the County has often failed to address in unincorporated communities for the last ten years.

I hope you will research your apparent objections to Oceanside's proposed tax rate numbers and road budget and reconcile with the Oceanside Community to allow them to move forward on their efforts to vote for or against incorporation as a city in Tillamook County.

I welcome your response to help me understand your positions, as the decision to not allow a vote based on the reason's you provided do not hold water relative to the research done by Oceanside and the endorsement of their number by Chris Laity regarding road maintenance expenses. I believe the County Treasurer's due diligence will reveal the reasonable nature of the proposed \$.80 per \$1000 proposed tax as well.

Randall Koch  
Neskowin

## David Yamamoto

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**From:** Ron Dolen <rondolen@gmail.com>  
**Sent:** Monday, February 7, 2022 2:17 PM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Allow a vote on Oceanside incorporation

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Tillamook County Commissioners:

I've been visiting Oceanside for decades with my family; I love the town's off-the-beaten track location and quaint character. I've been following the incorporation conversation closely, and I was upset to learn that you recently denied Oceansiders the right to vote on incorporation, even though they had fulfilled all the legal requirements and gone through a painstaking research process. This community deserves the right to vote on this issue. Please reconsider your decision.

Ron Dolen



## David Yamamoto

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**From:** Jdprat13 <jdprat13@aol.com>  
**Sent:** Monday, February 7, 2022 2:58 PM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Oceanside Incorporation

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Commissioner Yamamoto:

As a local voter and resident of the Terrasea community in Oceanside I am writing to you to express my disappointment with your decision to reject the petition concerning the matter of Oceanside incorporation.

I believe the Economic Feasibility Statement (EFS) was more than sufficient for Oceanside voters to decide whether incorporating Oceanside was in their best interest.

Those opposed to incorporation sought to do everything they could to keep the issue out of the hands of the voter. Unfortunately, you took the bait and denied the petition.

I am saddened on several counts:

1. I believe Tillamook County, for which I would want to see the most positive image portrayed possible around the State, unfortunately does not look very good after the rendering of this decision. The entire record is in the public domain. Just one example for all to see: The County Treasurer admitting to not be very familiar with the EFS was never-the-less prodded to form an opinion questioning the proposed budget with little or no review of the documents. This occurring well after public response and comment closed and Petitioner could not respond to the Treasurer's comments. You, the Commissioners could question the Treasurer and encourage her to accept the direction in which you were headed but Petitioner could not. You became the Respondent and were no longer independent decision makers.

2. THE EXCUSE YOU PROPOSED, DELAYING, TO SEEK ADDITIONAL INFORMATION, ONLY WOULD HAVE HAD THE PURPOSE OF KILLING THE PETITION. Statutory time requirements (90 days required before the May 17<sup>th</sup> special election to approve the Petition and the County property tax cycle (July 1, 2022) make a vote on May 17<sup>th</sup> critical for this year. Collection of property tax revenue which would occur in November just five months after incorporation. If a vote on the petition were put off until the November general election and approved this timing would result in no property tax revenue received until 12 months later. The EFS would require revision and new meetings held and a new Petitions circulated.

KILL IT NOW BY DELAY AND MAYBE, HOPEFULLY IT WILL GO AWAY ALTOGETHER. Definitely a strategy of those opposed to incorporation and one which you collectively have found compelling.

3. Seeking additional information, I believe, also means that you, the County Commissioners believe, based upon all the information already provided, to include but not limited to the EFS that voters cannot within 90 days inform themselves in such a manner as to cast an educated vote on how best to proceed concerning the subject of Oceanside incorporation.

4. And then there are multiple red herring issues promoted by those opposed to incorporation (ACTUALLY PRESENTED BY THOSE OPPOSED TO EVEN LETTING VOTERS DECIDE).

A. 1,000 plus tax lots but only 350 voters – VOTERS DECIDE ISSUES IN THEIR COMMUNITIES. I am not aware in the Oregon Statutes governing incorporation there is any requirement to inform every lot owner within the proposed incorporation boundaries.

B, "I just found out about it and need more time to analyze the issue." If you had even once looked at the Oceanside Neighborhood Association web site it was all there. Besides you would have had 90 DAYS to analyze the issues and make a decision.

C. The Capes vacant lot sewer issues should The Capes no longer be in Oceanside – they will still be within the legally defined boundary of the Sanitary District an independent political entity;

D. Only The Capes Homeowners' Association, Inc. provided a statement that they be excluded from the proposed incorporation boundaries. The Terrasea Association provided no statement. The Trillium Homeowners Association provided no statement. Neither Avalon West nor Radar Road have Homeowner Associations yet Tillamook County Community Development submission materials would appear to state each of these areas was seeking to opt out.

Would any of these, or perhaps a new red herring be the basis to put off a future petition with more information and/or research needed after petition submittal and result in killing that effort?

5. Finally, Jerry Keene has put in a tremendous amount of work on the incorporation effort. Other members of the team has also helped and contributed to the effort. I believe it not unreasonable to assume Jerry has put 500 hours or more into the effort. If this had been a law firm doing the work at \$200 an hour Jerry's work would be worth \$100,000 plus, all for the betterment of the Oceanside Community, an effort you as Commissioners have now rejected.



## David Yamamoto

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**From:** Terri Warren <twestover@mac.com>  
**Sent:** Monday, February 7, 2022 11:54 AM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside incorporation

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

It was with great dismay that I watched you three county commissioners ignore the will of the Oceanside people by rejecting our bid for incorporation. So much work went into this proposal, and it appeared that so little time was spent on your part, evaluating the very carefully researched financial plan for our new city. I also find it disturbing that the money that so little of the tax revenue that has been collected from short term rentals has gone back to Oceanside every year, while so much has gone to Pacific City as direct allocations (not grants). Also disturbing to me is that by rejecting our proposed incorporation, the county continues to control all of the money generated by short term rentals to do as they wish with the money. Isn't this a bit of a conflict of interest on the part of the county commissioners? Clearly, Oceansiders would keep most of the STR money if we incorporate and the county would have far less of it.

Terri Warren RN, ANP  
Tillamook County voter  
5480 Aster, Oceanside, OR 97134  
503-701-2798

## David Yamamoto

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**From:** Arielle Olson <ariellenolson@me.com>  
**Sent:** Monday, February 7, 2022 12:09 PM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Oceanside incorporation

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Commissioner Yamamoto,  
Please review your negative vote against the Oceanside petitioners. They fulfilled all legal requirements to put the question of Oceanside incorporation onto the ballot.  
You need to meet your legal obligations and allow the voters to decide.  
Sincerely,  
Arielle and Clarence Olson, 2020 Maxwell Mountain Road, Oceanside Oregon 97134

## David Yamamoto

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**From:** Vicki Hurley <vhurley@teleport.com>  
**Sent:** Monday, February 7, 2022 12:52 PM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Oceanside - Motion for Reconsideration

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Commissioner Yamamoto,

My name is Vicki Hurley and my husband and I have been a property owner in Oceanside for over twenty-five years. Your ruling last Wednesday to deny Oceansiders a spring vote regarding incorporation was disappointing and, I believe, misguided and in error.

It appears that the decision was based primarily on the perception that the tax rate proposed is too low. What is troubling is that hundreds of people have reviewed the rate before it was submitted. If the Commissioners have concern, fair enough. However, I believe you OWE IT TO THE PEOPLE to raise the issue for further discussion rather than unilaterally making your decision and stopping the petition.

The County Treasurer, although she admitted not reading the support material, indicated that she saw NO RED FLAGS. From some of the questions asked by Commissioners during hours of meetings it appears that the submitted material was not adequately reviewed and understood by the Commissioners.

All we ask is the Commissioners reconsider their decision and be open for additional conversation on the proposed tax rate.

I also believe it should be left up to a vote by the community to decide what direction we go in the future.

Ask yourself, are you afraid to put this to a vote of the people because you may lose the transient lodging tax revenue?

Thank you,

Vicki Hurley  
5320 Woodlawn  
Oceanside

Sent from [Mail](#) for Windows

## David Yamamoto

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**From:** Bob <bobdeph@aim.com>  
**Sent:** Monday, February 7, 2022 1:34 PM  
**To:** David Yamamoto; Erin Skaar; mfbell@co.tillamook.or.u  
**Subject:** EXTERNAL: Oceanside Incorporation

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Commissioners:

I provided oral testimony at the February 5 hearing on Oceanside incorporation. I'm pasting a copy of that testimony below as a reminder that taking away the right of informed voters to have an open and fair debate about issues of importance to their community, and then vote up or down, is how democracies work. I urge you to reconsider your decision - not to come up with what you think is a better justification for denial, but to let the voters of Oceanside decide as this process contemplated. Thanks for reading this and your work.

Bob Joondeph  
Oceanside

My name is Bob Joondeph and I am a homeowner on Hillcrest Av in Oceanside. Thank you, commissioners, for the opportunity to share my comments with you today. Direct community involvement and democratic process are the "Oregon way." They are also the Oceanside way. I value the institutions that support our way of doing things and the residents who volunteer their time and talents to make it work. I'm sure you do too.

As I see it, the Oceanside Neighborhood Association volunteers did not have to engage in the extensive process that they did. Its process was open to all stakeholders, and not just registered voters. The volume of documentary support that has been offered to you by the petitioners should not be dismissed as highfalutin legalese, but praised as attesting to a sincere and successful effort to engage the entire community in conversation about issues that are clearly of interest to anyone who lives in Oceanside.

We all know about the challenges that growth, investment and increased tourism have posed for Oceanside and other coastal communities. Oceansiders are talking about a huge new subdivision slated for Avalon Heights, we read in the Pioneer about a proposed three-story hotel on the downtown oceanfront. Summer traffic jams and parking woes have gotten our attention. Changes are upon us and many of us recognize the need to manage that change for good Oceanside.

Through an open Neighborhood Association process, a strong majority of stakeholders have asked for a new way to assess building heights and to control flood lighting. Thus far, I have heard nothing about this from the county. Now, a community consensus has

## David Yamamoto

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**From:** Mike Hurley <hurley@teleport.com>  
**Sent:** Monday, February 7, 2022 10:40 AM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Oceanside - Motion for Reconsideration

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Commissioner Yamamoto,

My name is Mike Hurley and we have been a property owner in Oceanside for over twenty-five years. Your ruling last Wednesday to deny Oceansiders a spring vote regarding incorporation was, I believe, misguided and in error.

It appears that the decision was based primarily on the perception that the tax rate proposed is too low. What is troubling is that hundreds of people have reviewed the rate before it was submitted. If the Commissioners have concern, fair enough. But, I believe you OWE IT TO THE PEOPLE to raise the issue for further discussion rather than unilaterally making your decision and stopping the petition.

The County Treasurer, although she admitted not reading the support material, indicated that she saw NO RED FLAGS. From some of the questions asked by Commissioners during hours of meetings it appears that the submitted material was not adequately reviewed and understood by the Commissioners.

All we ask is that the Commissioners reconsider their decision and be open for additional conversation on the proposed tax rate.

I also believe it should be left up to a vote by the community to decide what direction we go in the future.

Ask yourself, are you afraid to put this to a vote of the people because you may lose the transient lodging tax revenue?

Thank you,

Mike Hurley  
5320 Woodlawn  
Oceanside

## David Yamamoto

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**From:** Jeannie Songer <jsonger@gmail.com>  
**Sent:** Monday, February 7, 2022 10:44 AM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Allow the vote!!

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Dear County Commissioners,

I just heard that you have denied Oceansiders the right to vote on incorporation and would like to ask you to reconsider. This issue is very important to many of us, and it feels as though you have struck it down without explanation. What is the legal ground for the denial? Please allow the community to make its own decisions -- a vote will allow our voices to be heard.

Sincerely,  
Jeannie Songer, home owner

## David Yamamoto

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**From:** Sue Wainwright <sue@trek-tech.com>  
**Sent:** Monday, February 7, 2022 11:00 AM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Well-intentioned comments.

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear commissioners Bell, Skaar and Yamamoto,

I offered testimony and watched the Wednesday, February 9<sup>th</sup>, hearing on the Petition for Incorporation for the City of Oceanside. While I appreciate that being a county commissioner is a difficult job, and you are no doubt exceedingly busy, it was imperative that you have the facts. Your Board was provided with all the facts, amassed by dozens of Oceanside residents who worked very hard for a number of months in anticipation of the hearing. But it appears that none of you took the time to read the information provided, nor did you try to get clarification of the facts from the Petitioners who were in the room during the hearing.

The packet of information you received to help you ascertain that Oceansiders' had done the necessary work to justify their determination that the issue of incorporation should be placed on the ballot in May was exhaustive. It would have taken some time to read and digest the information, but the questions you raised and the conclusions you drew gave the impression that you didn't give the topic the time and attention it deserved. One of you even stated that you didn't fully understand exactly how to make a decision about the legality and completeness of the Petition.

Sadly, for all of us in Oceanside who worked so hard to draw our own conclusion that the idea of incorporation was an idea whos' time had come, you greatly confused the issue and spent literally hours debating things that did not pertain to whether the Petition satisfied the requirements and that the Petition was legally complete.

As I believe you all know, the financial path to funding any new city must be very carefully assessed. All new cities grow gradually, allocating funding as money becomes available. Funding comes from numerous sources, not just the permanent tax rate.

The permanent tax rate for other cities are in some cases, even lower than Oceanside's as proposed in the Economic Feasibility Study. I am sure you also realize that the higher the permanent tax rate is, the harder it will be to ask for people's votes. In our research we learned that PTR's are exceedingly varied. However, whether or not the proposed rate for Oceanside is initially set too high or too low is not relevant to placing the issue on the ballot. One would need a crystal ball to know exactly where the PTR should be set at the outset of a newly incorporated city. That is why so much effort was placed in determining a rate that voters might accept but is not excessive.

So it really looked like you were trying to derail this process before the people were allowed the due process that they should be entitled to.

As Jerry Keene very carefully explained at the outset, your job was to decide whether or not the Petitioners met the legal requirements for submitting the Petition, including but not limited to a very carefully written Economic Feasibility Study. You were to evaluate elements of the petition, but the permanent tax rate, and sewer availability were not meant to be the } crux of this hearing. }

You also appeared to be confused as to the workings of Special Districts. Considering the large number of Special Districts in Oregon, that was hard to believe. Entities such as NOSD, operate independently of incorporated cities or

**David Yamamoto**

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**From:** kathie Norris <knorris43@charter.net>  
**Sent:** Monday, February 7, 2022 10:36 AM  
**To:** Mary Faith Bell; Erin Skaar; David Yamamoto  
**Subject:** EXTERNAL: Oceanside's Incorporation request decision

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Mary Faith Bell: [mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us)  
Erin Skaar: [eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
David Yamamoto: [dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)

Dear Commissioners:

With all due respect, I was surprised and incredibly disappointed in your lack of responsiveness to the desire and investment of the citizens of Oceanside to put our incorporation request on the May ballot. This decision is yet another example of your disregard of our wishes and a strong factor in our request to incorporate.

Moreover, this decision does not appear to be an appropriate execution of your duties by seemingly not thoroughly reviewing our proposal, especially the budget related aspects.

I strongly urge you to REVERSE your decision to deny our request to put incorporation on the May ballot. Give us a chance to choose our future.

Sincerely,

) ) )  
) ) )  
Kathryn S. Norris



## David Yamamoto

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**From:** sixt7gta@aol.com  
**Sent:** Sunday, February 6, 2022 6:44 PM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Cc:** jerrykeene@aol.com  
**Subject:** EXTERNAL: Reconsideration of Oceanside Incorporation

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

To: Board of Commissioners  
Tillamook County

As a property owner and voting member of Tillamook County we were indeed shocked and disappointed to learn that you, the Commissioners, have denied the property owners in Oceanside, Oregon the chance to vote for or against Incorporation this spring. We listened to the two lengthy meetings which were recently held by the county in discussing Oceanside's application. As a resident of Oceanside, we have spent time studying, discussing, reading and understanding all the issues to consider, expenses, and responsibilities this will require. Oceansiders did due diligence to meet the requirements the county requested.

Why are we as Oceanside residents not being allowed to vote for or against Incorporation this spring?

How is this not a conflict of interest for the Commissioners when Tillamook County will be losing about \$300,000 annually in revenue from Oceanside should the voters approve this? Seems like a conflict of interest for the Commissioners to decide? Why would you ever approve a request for Oceanside to Incorporate when it causes a loss of revenue to Tillamook County? Why not let the Oceanside residents decide what's best for their community by allowing us to vote for or against Incorporation.

Please **reconsider**, and carefully **review again** all the information that the Committee in Oceanside worked diligently on and was submitted, a well researched budget, estimates and information to be considered by the county, so that residents of Oceanside could decide for themselves about their own community moving forward with a yes or no vote.

Robert & Marcella Semet

## David Yamamoto

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**From:** Neunzert <neunzert@gmail.com>  
**Sent:** Sunday, February 6, 2022 6:53 PM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside Incorporation

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Commissioners Yamamoto, Skaar and Bell,

**Please reverse your decision on the Oceanside incorporation petition. Let Oceanside voters determine what is best for Oceanside in the May elections!**

Every effort was made by the petitioners to provide and document how and why the tax rate was set to \$.80/\$1000 of assessed valuation. This number has been reviewed and debated thoroughly by a large number of Oceanside residents and the consensus is that this is a good number. It should be up to the Oceanside registered voters to decide if that value is acceptable. Your responsibility is only to confirm that there was credible logic leading up the proposal. That logic was documented and presented clearly. The tax income from The Capes was excluded (see below) so the proposed budget is correct.

There was considerable deliberation during the meeting about whether The Capes should have been excluded. They Insisted that they be excluded. The issue of belonging to a community in order to receive sewer services was addressed with The Capes' willingness to annex onto the Netarts community, leaving their sewer situation unchanged from what it is today.

Please thoroughly read the information provided by the petitioners at the behest of the residents and property owners of Oceanside, This is a thoughtful, well developed proposal so the decision about incorporation should be turned over to the voters to decide.

Michael Neunzert  
Home Owner  
1780 Maxwell Mountain Road  
Oceanside, OR 97134

## David Yamamoto

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**From:** JANE SANDQUIST <turtlejane@mac.com>  
**Sent:** Sunday, February 6, 2022 7:25 PM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Oceanside Incorporation

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Mr. Yamamoto,

We are disappointed in your decision to not put the Oceanside Incorporation issue on the May ballot. The legal requirements for the petition were met. The proposal, developed by dozens of well-informed Oceanside residents, was thorough and well done. There were numerous supporting documents. It doesn't seem like Oceanside has been a high priority to you. It is our belief that the democratic process should provide registered voters who reside in Oceanside opportunity to vote yes or no and that can only happen if you place it on the ballot.

Please reconsider.

Don and Jane Sandquist

Full Time Residents of Oceanside.

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## David Yamamoto

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**From:** rob <robhoeper@gmail.com>  
**Sent:** Sunday, February 6, 2022 9:03 PM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Oceanside Overreach

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Commissioner Yamamoto,

I am a full time resident of Oceanside and have closely followed the discussions and hearings regarding incorporation.

I would like to point out a few comments that I heard during testimony and deliberations:

*"I see no red flags."* County Treasurer Shawn Blanchard, when pressed repeatedly for her impression of the admittedly brief time she had to look at the Economic Feasibility Statement.

*"Have the petitioners met the criteria? Yes."* Commissioner Yamamoto

*"We should leave it to the voters."* Commissioner Skaar

*"I believe due diligence has been done. Petitioners have met the statutory process."* County Council Joel Stevens

*"Petitioners have met the statutory requirements but the statute is inadequate."* Commissioner Bell

And yet after comprehensive testimony was provided by the petitioners, you closed public comment and voted to deny the petitioners' request based upon a "feeling" that the tax **RATE** was too low. This denial was made with very little effort to review the facts of the Economic Feasibility Statement which the petitioners could clearly have addressed if this concern had been raised during public comment.

Whether I support Oceanside incorporation or oppose it I feel that it is up to me to make that decision at the ballot box. Your decision has denied me that opportunity. It will, however, help me decide how to vote in future elections.

I support the petitioners' request for reconsideration of the denial.

Respectfully,

Rob Hoeper  
1800 Maxwell Mountain Road  
Oceanside

**David Yamamoto**

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**From:** Margaret Farrell <margaretfarrell3113@gmail.com>  
**Sent:** Monday, February 7, 2022 7:18 AM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Please reconsider Oceanside petition

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Commissioners,

I was very disheartened to hear that you summarily rejected our petition to proceed with the Oceanside incorporation effort. Various of our community members put in many hundreds of hours of work to do an amazing amount of research, which the rest of the community had an opportunity to review prior to voting to move forward. The perception is that your group did not fully appreciate the details of this research and/or may not have even reviewed it sufficiently. I understand your main concern was around the tax rate being too low, and if you review the details, you should find there is an abundance of data to support the original rate.

It would be a miscarriage of the system for you to prevent Oceanside from pursuing more local control. Your position really doesn't make sense, unless there is some unstated conflict of interest. The people of Oceanside want to establish the City of Oceanside, and this conclusion has been made after careful consideration of the facts. We only ask that you put in the same effort to thoroughly review the data and you are bound to reach the same conclusion that we have.

Sincerely,  
Margaret Farrell  
1435 Sunset Ave, Oceanside

## David Yamamoto

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**From:** Brett Hardt <bartco58@comcast.net>  
**Sent:** Monday, February 7, 2022 8:04 AM  
**To:** Mary Faith Bell; Erin Skaar; David Yamamoto  
**Subject:** EXTERNAL: Reconsider your decision

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hello commissioners,

My name is Brett Hardt.

I own a home in Oceanside.

I would like to ask you all to please reconsider your decision on letting thee voters of Oceanside decide to incorporate or not.

I feel the residents will have and make an informed decision if allowed to vote on this issue.

Thank you for your time.

Respectfully  
Brett Hardt  
1645 Rosenberg Loop Oceanside

## David Yamamoto

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**From:** Kris Woolpert <kriswoolpert@gmail.com>  
**Sent:** Monday, February 7, 2022 9:19 AM  
**To:** Erin Skaar; Mary Faith Bell; David Yamamoto  
**Subject:** EXTERNAL: motion for reconsideration oceanside

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Commissioners,

I support the 'motion for reconsideration' to put incorporation of Oceanside on the May ballot. Please allow this time for the petitioners to discuss with you the financial budget which had not been a well discussed topic of discussion during the hearings.

thank you,

kris woolpert

1535 Sunset Ave. Oceanside

## David Yamamoto

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**From:** Roossinck, Marilyn J <mjr25@psu.edu>  
**Sent:** Monday, February 7, 2022 9:26 AM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: A plea to reconsider!!

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Commissioner Yamamoto

I am writing to express my dismay at the recent actions of the Tillamook county commissioners. I find it shocking that three people have hijacked the democratic process for the people of Oceanside, who spent months researching every aspect of the incorporation process, had numerous public meetings on the topic, and had 81 signatures on their petition (over 30 % more than required) to put the question of incorporation on the May ballot. The question of finance was clearly an excuse because you could not find anything wrong with the process from the Oceanside perspective. If this had been a real concern why was it only brought up after comments were closed? Why did the commissioners rely on the opinion of someone who admittedly had not even read the detailed proposal? I don't know who got to you, but it is a travesty that you are representing the county. Since you do not support democracy, you will never have my vote again.

Sincerely,  
Marilyn Roossinck  
1860 Chinook Ave.  
Oceanside



## David Yamamoto

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**From:** Liz Stephens <ems@lclark.edu>  
**Sent:** Monday, February 7, 2022 9:54 AM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside United Motion for Reconsideration

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Commissioners,

My husband and I have owned property in Oceanside since 1990. We are members of ONA and I have served on the OPA board in the past. We are well aware of all of the hard work and numerous hours volunteers throughout the past 30 years have donated to making Oceanside a desirable and functioning community. We feel it is time to turn over the responsibility for the operation of our village to a professional staff that will be responsive to the will of the community. That is why we supported Oceanside United's petition.

I listened to almost all of the Tillamook County Commissioner's hearings for deciding on a vote for incorporation. I was appalled at the short shrift you gave to the months of study and research our group donated to make sure every contingency was addressed. Understandably you have much on your plate, but it seemed as though you had not read or understood what was submitted or what your own agencies recommended.

You must right this wrong and reverse your decision and let the voters decide. Otherwise, who are you serving?

Respectfully,

Liz Stephens  
5405 Birch  
Oceanside OR

## David Yamamoto

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**From:** Mike Mahaffa <mikemahaffa@gmail.com>  
**Sent:** Monday, February 7, 2022 10:04 AM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: An Oceanside property owner, husband & wife for 11 years strongly requests Our Rights to Vote!

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello,

My wife and I are in agreement that we want the opportunity to vote on incorporation of Oceanside. That is our constitutional right— —the American Way, as we were taught in American civics class in the 8th grade in our public school.  
Do not shut us out of that American, basic right, To Vote!

Our Property is in Avalon Heights, off Highland Avenue.

*Mike Mahaffa*  
[mikemahaffa@gmail.com](mailto:mikemahaffa@gmail.com)  
[michaelmahaffa@facebook.com](https://www.facebook.com/michaelmahaffa)  
503 799 2538

## David Yamamoto

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**From:** Sarah Heiner <sarahmayheiner@gmail.com>  
**Sent:** Monday, February 7, 2022 10:29 AM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Oceanside Incorporation

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hello David,

I am sending this email to request that you and the other Commissioners reconsider your decision and allow the people of Oceanside to vote in May. We have owned a house in Oceanside since 2004 and love it there (not rented out). We plan to retire there and feel that there are some key issues that would be best addressed by the local Oceanside residents then the larger county. Tillamook is a very large county with varied demographics and issues and because of this feel that the county is stretched to address all the needs of the citizens.

Thank you for your consideration,

Sincerely,

Sarah (and Rory Heiner)

## David Yamamoto

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**From:** Michelle Druce <michelledruce50@gmail.com>  
**Sent:** Sunday, February 6, 2022 2:51 PM  
**To:** David Yamamoto  
**Cc:** Tracy Nichols  
**Subject:** EXTERNAL: Oceansiders United / Motion for Reconsideration

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

County Commissioner Yamamoto :

I am writing to request that the County Commissioners reconsider the oral decision to deny a public vote on Oceanside's petition for incorporation. As the Commissioners acknowledged, Oceansiders United met all of the legal requirements. However, the decision that the proposed tax rate was "too low" was made in the last hour, without discussing the general revenue and spending figures. The Petitioners were not allowed to address the concerns the Commissioners raised.

The County Treasurer acknowledged that she had not studied the proposed budget prior to the hearings and she missed the appointment that Oceansiders United scheduled with her in December to go over the proposed budget. A Commissioner also suggested that not enough money had been allocated to roads and public roads which contradicted the Public Works Director's statements that the amounts budgeted were reasonable. I am concerned that your decision did not include a thorough review of the detailed documentation or the balanced revenue and spending projections for staffing and road work based on recommendations provided by the Public Works Director.

I urge you to reconsider your decision to deny the petition and allow Oceansiders to vote on this important decision.

Regards,

Michelle Druce and Tracy Nichols

## David Yamamoto

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**From:** Dianna Fitzgerald <diannalynnfitz@gmail.com>  
**Sent:** Sunday, February 6, 2022 3:24 PM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: disappointment

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Sir,

As a full time resident of Oceanside I want to express my disappointment at the derailment of our incorporation movement. A great deal of time and effort was invested by many committee members resulting in a 34 page report that was summarily disregarded by you and the other commissioners. The county treasurer didn't even read the report.

I respectfully request that you reconsider your decision and let those of us who live in Oceanside decide the fate of incorporation efforts by allowing us to vote on the matter.

Sincerely,  
Dianna Fitzgerald

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## David Yamamoto

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**From:** Melissa Farlow <melissafarlow@me.com>  
**Sent:** Sunday, February 6, 2022 5:07 PM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Oceanside incorporation appeal

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Commissioner Yamamoto,

I cannot tell you how disappointed we are in your decision to prevent Oceanside voters from making a decision on incorporation.

It is apparent that Tillamook County Commissioners went beyond the scope of your legal responsibilities and manufactured issues that our petitioners were not even allowed to address. I was shocked that during the hearing that the County Treasurer attempted to explain she was not familiar with the budget numbers and had not reviewed them carefully, and yet you relied on her uniformed expertise to make your decision. She cancelled a meeting with our leaders when they wanted to meet to explain budget numbers. Why did you neglect to ask our petitioners questions about their calculations if your decision rested on that information?

Why did you negate your own roads department manager's support and conclusion when he said that Oceanside would help the county's road situation because we can apply for grants and that would help our community as well as the county?

We understand the commissioners are very busy people overseeing many communities and other county business. But this petition is the most important and collective decision in Oceanside made in many years, and we deserved better than a casual glance at a serious proposal. Was this just a power play? Many people volunteered and spent weeks working to calculate the viability. We met through the holidays, discussed the issues and then voted to move forward. I was not part of the core group of discovery, and yet in my small role to verify voters, I spent more than a week working just to authenticate legitimate voters and make sure we were accurate. We deserve answers.

Oceanside met the requirements for the question of our incorporation to be placed on the ballot. You overstepped your legal authority when you acted last week. We deserve leadership that is knowledgeable and progressive on issues that affect us. We believe our local leaders care about retaining the uniqueness of Oceanside and a high quality of life. We ask you to please re-evaluate your decision and support the democratic process. Let Oceanside vote.

Melissa Farlow and Randy Olson

Oceanside, Oregon

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## David Yamamoto

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**From:** Katie Songer <songerk@yahoo.com>  
**Sent:** Sunday, February 6, 2022 9:51 AM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Allow Oceanside to vote on incorporation

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear County Commissioners,

I was shocked and angered by your decision to deny Oceansiders the right to vote on incorporation. After so many local people have put so much time, energy, and care into the proposal, it sounds as though, in the lead-up to the hearing, you took no time to seriously consider it or work with the community on it. You then denied it with only the thinnest of explanations. I can only conclude that Tillamook County wants to prevent this vote out of fear over the precedent Oceanside's incorporation might set--and ramifications for the County's future budget.

This is outrageous! If Oceansiders have met all legal obligations, the vote should proceed. Please reconsider your decision--please allow this community to make its own local decisions about where its tax revenues will go.

Sincerely,  
Katie Songer  
(Oceanside business manager)

## David Yamamoto

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**From:** Rita Mahaffa <ritamahaffa@hotmail.com>  
**Sent:** Sunday, February 6, 2022 10:41 AM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Incorporation of Oceanside

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

We have property in Oceanside and appreciate all the efforts a concerned group of citizens have done to have a vote on incorporation. Our roads are poorly maintained—if the county can legally stop even a vote from occurring, the County should provide decent, fundamental public services.

The desire for incorporation would never have occurred to us if our services were clearly substandard.

Rita Mahaffa, owner of 2 properties in Oceanside.  
Sent from [Mail](#) for Windows

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## David Yamamoto

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**From:** ferrisp <ferrisp@teleport.com>  
**Sent:** Sunday, February 6, 2022 10:57 AM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Oceanside Incorporation meetings and fair play

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Commissioner,

I am a homeowner and Tillamook County voter.

I Zoomed the last County Commissioner meeting on Oceanside incorporation proposal.

It was voted down unimously as "risky" financially.

This was based mainly upon the County Treasurer's quick judgement who stated that she had not read Jerry Keene's 14 page proposal.

All the County Commissioner's fell in behind her evaluation.

This is "short shrift", unfair, and undemocratic to the majority of Oceansiders who want incorporation.

Can this incorporation proposal be reconsidered?

Can the proposed financial figures be read, examined, and discussed legitimately and individually by all sides?

If the numbers are "risky", let them be shown as such, item by item.

I would be content with any decision done that way.

Stay well and thanks for representing Tillamook County.

Paul Ferris  
5375 Norwester Rd.  
Oceanside, OR 97134

Sent from my Verizon, Samsung Galaxy smartphone

**David Yamamoto**

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**From:** Ken Moyle <kmoylesr1@yahoo.com>  
**Sent:** Sunday, February 6, 2022 11:50 AM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Cc:** Hana Moyle; Jerry Keene  
**Subject:** EXTERNAL: Oceanside incorporation initiative

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

*Tillamook County Commissioners:*

*We have a home in Oceanside and have been following the incorporation discussions from the outset. We were shocked at the Board's decision to deny us the right to make a local determination on this issue. For the record, we are still undecided and considering the pros and cons, so we could vote either way on the initiative. We can only speculate on the real motivations for your denial since the stated reason seems specious. I don't want to specify what we think the possible real reasons could be because most seem arrogant, petty, or resentful. Please rethink your positions since you are supposed to be representing the interests of all Tillamook residents, including Oceansiders.*

*Ken and Hana Moyle*

*5301 Netarts Hwy*

*Oceanside, Oregon 97134*

*kmoylesr1@yahoo.com*

*(503) 539-2428*

*Ken Moyle*

*24825 SW Daniel Rd.*

*Beaverton, OR 97078-5491*

## David Yamamoto

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**From:** Tillamook County OR <tillamookcounty-or@municodeweb.com>  
**Sent:** Sunday, February 6, 2022 12:03 PM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: [David Yamamoto] Oceanside Incorporation Decision

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Kevin Faris ([kevinfaris1@gmail.com](mailto:kevinfaris1@gmail.com)) sent a message using the contact form at <https://www.co.tillamook.or.us/>.

Dear Vice-Chair Skaar, Thank-You for your service to Tillamook County. As a 30 year property owner-1465 Sunset Ave. I would have hoped commissioners would have allowed voters of Oceanside to vote on their future and vision. We are very disappointed in the Commissioners decision. The leadership and work completed by ONA and our neighbors is inspiring, selfless, visionary and community-focused leadership. If residents had the opportunity to vote and may have approved incorporation would have lessened the workload of county resources & managed the Oceanside future. The ONA efforts to energize & transparently coalesce neighbors towards a common good & vision in this era is so special.

I observed both Tillamook County Commission hearings in full & attended many of the ONA Zoom calls, information sessions and votes. The Economic & Financial work completed by ONA required many many volunteer hours and was very detailed. The .80 cent per thousand we don't think was too much to invest in the future of Oceanside and adequate financial resources are available.

We very much appreciate all of the support Sara Absher & other staff members have provided our community. The ONA has made positive impacts on street flow, slow down signs, restrooms & trash collection to name a few visible things our community desperately needs and the county and state have limited staff and resources to support. Please reconsider your decision and place the incorporation decision on the May ballot.

Kind Regards,

Kevin and Lori Faris

503-703-4158

1465 Sunset Ave. Oceanside Oregon

## David Yamamoto

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**From:** carolyn carr <carrc@reed.edu>  
**Sent:** Sunday, February 6, 2022 12:11 PM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Oceanside Incorporation

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear David Yamamoto,

Please reconsider the petition to incorporate Oceanside, OR

We understand that after approximately ten hours of hearings, the Tillamook County commissioners unanimously agreed that the Oceanside Incorporation Petition met all legal requirements for incorporation but denied the petition based on a cursory review (only in the final hour of hearings) of the budget. Furthermore, an important December meeting between Oceansiders United and one of the commissioners to discuss the proposed budget was missed by the appointed commissioner.

It is important that Oceansiders should have the right to vote for, or against, Incorporation.

Personally, we would like to secure the future for Oceanside, Oregon with incorporation.

Respectfully,  
Carolyn and Walter Carr  
(part time residence since 1978)  
5495 Daisy  
Oceanside, OR  
503-246-0691 or 503-706-7610

**David Yamamoto**

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**From:** Leslie Kay <leskayvida@gmail.com>  
**Sent:** Sunday, February 6, 2022 9:37 AM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Oceanside incorporation-please reconsider and refer to May ballot

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Commissioner Yamamoto,

I was dismayed by the failure of the Commissioners to refer the Petition to Incorporate Oceanside for the May ballot for Oceansiders to decide up or down. It is my understanding that the Commissioners have a narrow role in the consideration and modification of an incorporation petition and I believe that your determination went beyond that role prescribed by law. Please do the right thing and refer this matter to the voters. The pros and cons of incorporation can be subject to continuing scrutiny until the election.

I tuned into both of the Commission hearings and believe that the lengthy petition and appendices contain the level of assurances we need to address the Commissioners concerns about budget and boundaries at this stage of the process.

The development of the incorporation petition by Oceansiders United was substantive and careful and based on in-depth research and consultation with experts. The consultation and engagement process with the Oceanside Neighborhood Association (ONA) which includes both registered voters/residents from across the proposed City, second home owners, lot owners and businesses located in Oceanside was meaningful and resulted in overwhelming support to refer this matter to the ballot.

A respectful, urgent call for action ...

On Wednesday, the Tillamook County Board of Commissioners shocked many Oceansiders by denying us the opportunity to vote for (or against!) incorporation this spring.

While conceding we met all of the legal requirements, the Board summarily ruled that the proposed tax rate was "too low" to render the city economically feasible. Before doing so, they neither discussed the general revenue and spending figures, nor even seemed aware of the explanatory budget notes in the materials provided to them.

It is unclear whether the Commissioners realized how much time and effort that hundreds of Oceansiders devoted to studying and understanding the ONA economic analysis, including the tax rate, before endorsing such a consequential measure.

We also wonder if they realize how disrespectful and condescending it was to deny Oceansiders (both supporters and opponents) the right to decide for themselves if the tax rate was "too low." This is that kind of disregard that prompted the petition in the first place.

On Friday, Oceansiders United filed a Motion for Reconsideration based on the events listed below. The incorporation hearing resumes on February 9, 2022. The next few days offer a window of opportunity to alert the Commissioners of our reaction to their decision and to urge them to reconsider it.

**We recommend that you send any emails by noon on Tuesday, February 8, 2022. Even a sincere message of 2 or 3 sentences will help convey our community's demand for the chance to choose our future.**

The email addresses are:

David Yamamoto: [dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)

Erin Skaar: [eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)

Mary Faith Bell: [mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us),

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Here is how the disappointing story of the derailed Petition unfolded.

In October and November 2021, the ONA circulated a series of more than 30 email newsletters that explored and debated the pros and cons of forming a

new City of Oceanside. Each one was opened and read by 300 to 400 Oceansiders within hours of being sent.

During that time, scores of Oceansiders accessed and read the 34-page ONA Incorporation Report, which included a 3-year budget based on information provided by the county's own experts.

During the first week of December, between 100-150 Oceansiders discussed and debated incorporation in 6 hours of Zoom forums over 4 days, to prepare for a 5th meeting of final debates and a vote.

On December 11, 2021, over 200 registered ONA members attended a Special Meeting to vote. They approved the Incorporation Report by a margin of 76%-24%. They then voted to immediately endorse an Incorporation Petition by a margin of 62%-38%.

In less than two weeks (including Christmas week), more than 80 Oceanside registered voters rushed to sign a Petition requesting the opportunity to vote on the issue of incorporation at the May 17, 2022, election.

On January 24, the Petitioners (Oceansiders United) provided the Commissioners with a 112-page report detailing how they had done everything legally required to earn Oceanside the right to vote on incorporation. This included balanced revenue and spending projections for staffing and road work based on recommendations provided by the county's own Public Works Director.

At hearings on January 26 and February 2, the Tillamook County Commissioners conceded that the Incorporation Petition satisfied all of the legal requirements to earn Oceansiders a vote on incorporation.

During nearly 10 hours of hearings over two sessions, the Commissioners



raised no concerns and asked no questions about the proposed tax rate for the city. It was only during the final hour that the tax rate was first questioned, after Petitioners were barred from further input.

In those final minutes, the Commissioners asked the County Treasurer to comment on the proposed budget. She protested that she had been away for a week and had not read the Petitioners economic report. (She missed the appointment Oceansiders United made to go over it with her in December.) When pressed by the Commissioners to comment anyway, she skimmed the bare budget chart and offered that it was "a bit low". She cautioned that she was always "conservative" however, and also said that she saw "no red flags" in the budget.

The Commissioners subsequently moved to deny the Petition for an incorporation vote because the proposed tax of .80 per \$1000 was "too low." They did not examine (or even mention) how much money that rate would generate based on Oceanside's high property values.

Another commissioner also briefly suggested that not enough money had been allocated to roads and public roads, contradicting the county Public Works Director's own recommendation that the amounts budgeted were reasonable.

As a result, in a brief and cursory conversation, the Commissioners disregarded and dismissed a detailed economic analysis that hundreds of Oceansiders had studied, debated and approved over a period of weeks.

Commissioner Bell moved that the petition be denied based on "economic feasibility," which passed unanimously.

On Friday, February 4, 2022, Oceansiders United hand-delivered a Motion for Reconsideration to the Commissioners offices.

Jerry Keene

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ONA President  
oceansidefriends@gmail.com



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You are receiving this email because you are a part of the Oceanside community or signed up on our website.

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PO Box 232  
Oceanside, OR 97134

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## David Yamamoto

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**From:** Tamara Vanderpool <tamvan@msn.com>  
**Sent:** Sunday, February 6, 2022 7:12 AM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Oceanside Incorporation

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Mr. Yamamoto,

I am a resident of Oceanside, Oregon, and a registered voter in Oceanside. I am greatly concerned about your vote to deny the people of Oceanside the opportunity to vote for incorporation. The Oceanside community has spoken, and we want an opportunity to vote on whether or not to incorporate our city.

I feel it is highly undemocratic for the council to prevent our community from voting on this issue. Many hours and much effort has been put forth by leaders in Oceanside. Please reconsider your decision, and allow the people to Oceanside to vote this spring whether or not to incorporate as a city.

Sent from my iPhone

## David Yamamoto

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**From:** Marilyn Gordon <marilyngord@gmail.com>  
**Sent:** Saturday, February 5, 2022 8:37 PM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside request to schedule vote on incorporating as a city

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Commissioners,

I am writing to you on behalf of our family whose history in Oceanside dates from 1922, when my husband's grandparents purchased one of the first three cottages built in Oceanside in 1923, and which has been a treasured home, both as vacation spot and as full time residence, over the last 100 years. We care a great deal about the future of Oceanside and want to voice our full support of the proposal to incorporate as the City of Oceanside.

As a retired attorney myself, I am in awe of the dedication and diligence with which Mr. Keene and others on the committee have explored all the matters pertinent to the proposal, including, very importantly, the financial aspects. They have fully provided information to Oceansiders in hours of online meetings.

My family and I are thoroughly in favor of the incorporation proposal and encourage your board to grant approval of the petition for the vote by the citizens on incorporation.

We have great fondness for Oceanside with our family's connection there for these last 100 years. We believe that the best way to preserve the community of Oceanside as a place that continues to "thrive" as a small but welcoming place will be to let us control our environment and preserve its character for the future, for the good of all.

Sincerely,

Marilynn Gordon, on behalf of the Gordon Family

(503) 680-5126

## David Yamamoto

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**From:** Gill Wiggin <gill.wiggin@gmail.com>  
**Sent:** Saturday, February 5, 2022 9:15 PM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: A voter's appeal for reconsideration of Oceanside Petition

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

To the board of commissioners:  
David Yamamoto  
Erin Skaar  
Mary Faith Bell

My name is Gill Wiggin and I am an Oceanside resident and registered voter in Tillamook County, I'm also an *active* voter. I am writing to you today to implore you to reconsider your decision on Wednesday, February second regarding the incorporation petition for Oceanside.

While you cited the tax rate as your reason for denial you failed to provide substantial, or any, evidence to defend your position on it. You vaguely cite the cost of roads, but we must have been in different meetings when Chris Laity was speaking because he clearly stated that the proposed roads budget was sufficient, even adding that there would be additional income available for roads from ODOT and other sources that the statute prevents petitioners from speculating on. This is to say that there would only be more money available for roads, not less.

Your treasurer was clearly unprepared for the hearing, having not taken the time to read the budget or the budget notes prior to the meeting and even still she stated that there were no apparent "red flags" in the budget that she could see.

When describing your concerns about the tax rate you mentioned a "ten year or fifty year" timescale, outside the bounds of the statute which asks for a one year and three year budget. In all of this you brought up these concerns after the time that the petitioners could respond to your queries, denying them due process in the hearing. I can not help but feel that a subjective, political decision was made in place of the objective, evidence based decision required by Oregon law. In doing so you have failed to uphold your responsibilities as county commissioners and your oath of office, to uphold the United States Constitution and to impartially discharge the duties of your office.

I again urge you, let Oceanside decide the future of Oceanside. **As elected officials bound by Oregon statutes you have a duty to reconsider your decision and vote to approve the petition for incorporation.**

Gilleen E. Wiggin  
5445 Daisy Street  
Oceanside, Oregon

## David Yamamoto

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**From:** Simeon Dreyfuss <simeon@teleport.com>  
**Sent:** Saturday, February 5, 2022 6:59 PM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside Incorporation

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Tillamook County Commissioners,

I support Oceanside United's Motion to Reconsider the proposal for Oceanside's Incorporation. I believe that the only fair judgement on the proposal would be one rendered by the voters of Oceanside. The job of the Tillamook County Commissioners is to make certain that what might go before the voters has been carefully considered. In this case this proposal absolutely has been; far more carefully, I fear, than was what feels your cursory and and overly quick denial. (The reasons you gave don't make sense, on which more in a moment.)

I was initially opposed to the idea of Oceanside incorporation. I mistrusted the people who were pushing for it. The process felt like it was moving far too fast. I thought we should be aiming for a November vote on the idea, when voter turnout would be at it's highest, and I made that view known at a number of the public meetings held by the Oceanside Neighborhood Association (ONA).

However when I looked into the proposal in detail and at leisure, after I had attended many of the meeting over November and December in which the proposal was thoroughly debated and discussed, I came to believe that Incorporation would be in the best interest of the citizens of Oceanside. It would give us far more control over the nature of our small community (I am one of the people who lives here full time and always votes!). Best were all of the conversations among neighbors, at the ONA meetings, in a number of newly developed online forums not managed by ONA, and most of all in conversations on the street or at the Post Office. We did not always agree, but we did have long and deep discussions on the idea.

Your concerns on the economic feasibility of the proposed city are noted. I happen to disagree. I've spent some time going over the proposed budget line-by-line and I think it was responsibly drawn; I believe it responsibly underestimates revenues and overestimates costs, as such a proposal should. My reading is that there is a comfortable cushion as drawn.

At this point I believe the community is well primed to make a reasoned decision on the May ballot. I am not one for predicting the outcome of such a vote; there is still disagreement on the idea, as there will always be on such a proposal. But there has been a community-wide process. We deserve to have our say, up or down on the merits.

Thank you for reconsidering. Please do allow the residents of Oceanside a chance to vote on this proposal.

Feel free to contact me if you have any questions.

Yours,

Simeon Dreyfuss  
1325 Sunset Ave (PO Box 324)  
Oceanside OR 97134  
503-349-9740

## David Yamamoto

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**From:** Dani C. <danielle.coggin@gmail.com>  
**Sent:** Tuesday, February 8, 2022 9:02 PM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside Oregon Incorporation Petition

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

TO: David Yamamoto, Erin Skaar, Mary Faith Bell

Dear Tillamook County Commissioners,

First I want to thank you for denying the petition for the Incorporation of Oceanside OR as a city. I have listened to the many hours of meetings in which the petitioners and yourselves discussed the issues surrounding this petition.

Specifically I want to reiterate that I am **opposed** to the inclusion of Avalon West in this city. We specifically chose this property due to the rural and undeveloped nature of the area. As well as the opportunities to work directly with our immediate neighbors to manage our neighborhood. I believe Avalon West has done a great job of addressing our needs and problems and appreciate the opportunity to continue to work directly with my neighbors, and not be managed by a separate entity that may not have the best interests of our neighborhood in mind.

As I stated in a previous letter submitted to your office, there is no evidence of benefit to the Avalon West Neighborhood to be included in this city. Our neighbors have already proved that we can work together to maintain our roads and solve problems that arise in our community. Our neighborhood is on the furthest south end of the proposed map for this new city. We border the Capes development and are closer to Netarts than Oceanside, we are in a different zip code and must get our mail in Tillamook. Making it very unlikely that we enter Oceanside village on a regular or daily basis.

In the meetings I heard discussions about emergency preparedness plans as being a reason to be included or excluded from this incorporation due to the chance that "hundreds of visitors flooding the neighborhood in the case of a Tsunami" - this is a ridiculous notion for our neighborhood as we are not in proximity where beach goers would easily access our neighborhood. However if this is considered an important factor, we would appreciate the opportunity to make those plans ourselves, as we are the most knowledgeable of the needs of our neighborhood in case of an emergency of any kind.

In addition I heard you give the petitioners an opportunity to extend this discussion, so that some of these issues could be discussed further and to allow more community input. We heard the petitioners say NO to that offer and force you to make a decision on the spot.

This caused great concern to me and my neighbors as it indicates that the petitioners are only interested in the tax money we could offer them this year, and not interested in direct discussions with all members of the community to determine our interest and needs in this process. The whole process feels very rushed and despite the claim that proper notice was given to the whole community, we only found out about this a very short time ago.

We also would like the opportunity to consult with legal representatives, as those submitting the petitions are lawyers, and may have an unfair advantage to push their agenda without proper consideration of the interests and rights of the Avalon West neighborhood and the greater community that they wish to rope into their plan.

Finally we request that you stand by your decision to deny the petition to incorporate Oceanside and specifically request the Avalon West Neighborhood be excluded from the proposal map.

Respectfully,

Danielle Coggin  
Avalon West Neighborhood  
115 Reeder Street  
Tillamook OR 97141

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Tony MacDonald  
5500 South Ave N.W.  
Tillamook Oregon 97141

Dear Tillamook County Commissioners,

I would like to thank you all for the painstaking time that was spent on the deliberations of the Oceanside incorporation hearing. I was present for the two hearings over this issue, I am happy to say I stand by your decision,

After the first meeting I knew that the time has come to stand up for what is right. I'm one not to take bullying lightly. I've witnessed this tactic firsthand before and during the first and second meeting. And now it continues in our community Mr. Keene has rallied his minions (Oceansiders United) to do everything in their power to change your minds. I say along with my fellow neighbors stand up, hold fast to your decision, do not allow the lies and deceit to continue to erode this community. There are other avenues that need to be pursued before we engage in an incorporation that will be destructive to all areas around the village.

I have lived here most of my life, when I did leave, for my job, I returned, why because I like the way it is around here. You will find that just about everywhere you go there are new commers, they most likely moved because they did not like the way the local government was invading on their rights or over taxation. These outsiders, they are our neighbors. But it does not take long for these outsiders to forget why they moved here in the first place. Then for some reason they think that if they form their own government, they can change it to what they feel comfortable with. I understand that change is inevitable, and someday, not today it may happen. This is not the time or the way to force this in.

I love this area, I built my home here, my family lives here, we spend our time enjoying this place, yes there has been an increase in the number of people coming here to enjoy it. We knew that it would happen someday. But having Oceanside incorporated is not going to fix this or any other problem that the Oceansiders United can dream up. It's like the new hotel that they dreamed up to rally their troops to stop something that is fictional.

Stand by your decision do not allow these fast-talking lawyers to railroad You and our community into making this grievous mistake.

Thanks for your time

Tony MacDonald

## David Yamamoto

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**From:** Thomas Kearney <Thomas.Kearney@OceanCrestRentalsLLC.com>  
**Sent:** Monday, February 7, 2022 4:57 PM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Oceanside Incorporation - Alternative Approaches Exist

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear David Yamamoto,

Alternatives Approaches to managing growth. Not Oceanside Incorporation. I am property owner and voter in West Avalon.

### Reasons to Reject Incorporation Petition (preferred)

ONA Work Within The System: Work with Tillamook County Staff, Commissioners and Sarah Absher to define "managed growth" solutions within the existing system. Do not create a redundant set of services already provided by Tillamook County. A few members of ONA "who know better" have created an unfortunate divisive issue that is dividing our community.

ONA Government and Budget Inexperience. The inevitable property tax increases to local residents of Oceanside incorporation will be an ongoing issue.

I agree with the commissioners decision that the .80 per 1000 tax rate would not support a City of Oceanside.

### Reasons to Modify Incorporation Petition

ONA Include all of Oceanside in Incorporation Boundaries. The current exclusions of Capes looks like "gerrymandering".

ONA Move Incorporation Vote to General Election date. Perception is a May vote will draw the motivated, instead of general electorate.

Sincerely,  
Thomas Kearney  
170 Reeder St  
150 / 160 Reeder St

## David Yamamoto

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**From:** Greg Rutter <greg.rutter@gmail.com>  
**Sent:** Monday, February 7, 2022 6:37 PM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Oceanside Incorporation

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hello,  
I just wanted to send a short note to say how much I appreciate your ruling on the Oceanside incorporation hearing recently. There is a very vocal contingent of local residents that have led the charge on this issue, but I've spoken with many others who feel like the organization and their proposal were naive about the difficult realities of managing a city. I'm sure you've certainly received a number of emails that were upset about the the Board's decision, but I wanted to make sure you also know that there were many others who applaud the decision and hope the neighborhood organization will turn to more productive issues that will benefit our community.

Yours,  
Greg Rutter

## David Yamamoto

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**From:** Sarah MacDonald <stmac11@gmail.com>  
**Sent:** Monday, February 7, 2022 7:17 PM  
**To:** David Yamamoto  
**Subject:** EXTERNAL:

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Dear Commissioner Yamamoto,

I am personally writing to you to thank you for declining the petition to Incorporate Oceanside. It truly is a gem on the coast and would be completely ruined with a local government. We have no problem here in Avalon West to be part of a wonderful county government and we hope it remains that way. Our address is 5500 South Ave NW, Tillamook, OR 97141 and we hope it will always remain that way. I was born here in Tillamook and hope to retire here and live out my years here in this wonderful part of the world. We don't need outsiders coming in and trying to change things especially if we feel bullied into it by one local individual who is pushing for this. He has made no effort to acquire TLT funds to further his interest therefore he has not used his resources wisely and this is not a person I want in a position to govern over my hard earned tax dollars. His feasibility statement is so way off on his totals it's ridiculous.

I know you have had many lengthy letters to read and I feel for you in that regard. I just really wanted to thank you for not giving in to the pressure. All of the communities outside of the "Village" really will not benefit from Incorporation and we do not need to fund the "Village" projects. We have our own neighborhoods to maintain and we want to keep it that way. Please don't let Oceanside become a failure on the coast and that is what it will be.

If this area ever Incorporates in the future we need everyone on board, even "The Capes" all for one and one for all. There was a huge division and it has made everyone choose sides. It created bad feelings and these feelings are running rampete out here and it's too bad that one individual is doing it.

Thank you again,

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*Sarah MacDonald*  
*"House of MacDonald BNB"*

## David Yamamoto

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**From:** Steve Puls <stevepuls@clearcap.com>  
**Sent:** Tuesday, February 8, 2022 8:06 AM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside Incorporation Vote

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Tillamook Commissioners,

I am writing in regards to the recent vote by the Commissioners to reject the current incorporation petition for Oceanside. I believe you are correct in your assessment that the tax rate presented was inadequate for both the true cost of running a municipal government and the maintenance needs. Thank you for your votes to deny the incorporation petition.

As you may already know, the ONA has labeled your vote as disrespectful in an email distributed today. They site a number of reasons. In my opinion, this is unfair. I would term your vote as a cautious and sensible decision. What is disrespectful is an incorporation process that leaves non resident property owners without a voice in the matter. I see a determined group of residents attempting to push through incorporation banking on the fact there are more significant numbers of non residents who cannot vote once the matter is on the ballot. The commission is our only guardrail against an improperly planned or funded municipal government.

The County Commission and staff need to understand the roots of this incorporation effort. Many in the community of Oceanside feel neglected and easily dismissed by the county. Again, non resident taxpayers that do not have a vote in electing local leaders. There are serious issues within our community caused by growth, short term rentals, increased crowds, public safety and deteriorating streets. These issues are shared by all Tillamook County residents.

I would like your brief comments on the following questions as they get to the heart of the incorporation issue.

1. Are the county revenues being generated in Oceanside fairly returned to the community?
2. Has Tillamook County found the ONA to be a difficult or an unwilling partner? Why does the ONA site county inaction as rampant therefore a municipal government is needed.
3. Do we need fresh representatives from Oceanside who can better collaborate with the commission and county staff to get action on issues important to our community?

I would appreciate answers to these questions. If your answer is to sensitive to put in an email, please call at the number below. There has to be a better solution. I find it hard to believe that another layer of government and costs are needed to address these issues.

Thank you,

Steve Puls  
1610 Oceanside Lane  
Oceanside, OR  
971-409-6784

## David Yamamoto

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**From:** David Turner <dwtpdx@msn.com>  
**Sent:** Tuesday, February 8, 2022 9:11 AM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside Incorporation

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Dear Commissioners,

Thank you for your vote to deny the Oceanside City Incorporation effort. You are correct in assessing that the petitioner's budget is not robust enough to create, fund and run a city government in this community.

I urge you not to allow a motion for reconsideration. The petitioners have an appeal process through the Oregon Land Use Board of Appeals(LUBA) if they choose to use it. An appeal to LUBA would all but eliminate a chance for this to be on the May ballot giving both sides more time to analyze this proposal and ensure all community voices are heard.

Respectfully,  
David Turner  
690 Hillsdale St. W

## David Yamamoto

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**From:** Jerry Palmer <jerrygpalmer@gmail.com>  
**Sent:** Monday, February 7, 2022 3:54 PM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside Incorporation - Motion for Reconsideration

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

I wanted to thank you for a very inclusive process and your full and careful deliberations when considering the petition for the incorporation of Oceanside. **I believe your conclusion to delay approval and hold additional hearings to further explore the proposed tax rate, the budget and especially the roads situation was correct, and I support that decision completely.**

I believe the road maintenance budget is not sufficient for a number of reasons but mostly because the cost numbers used by Chris Laity for his estimates given to ONA were only those incurred since 2011 (email from Chris Laity to Jerry Keen dated Jan. 19, 2022 1:06 PM). The County stopped maintaining Local Access roads in this area prior to that date (2008 or 2009?), so costs to maintain these roads could not have been included in the budget submitted by the petitioners. Those living on Avalon Way have been paying for the maintenance of this county road since 2009.

I was not notified, but I understand the petitioner's; "Oceanside United", has filed a "Motion For Reconsideration" of your decision of February 2. I strongly support the decision you made on February 2 and encourage you **not to change your position.**

Thanks again for your wisdom and decision to not allow for the incorporation of Oceanside to be on the May 2022 ballot.

Jerry Palmer  
605 Avalon Way  
Oceanside, Oregon

## David Yamamoto

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**From:** Steve <sjplaisted@charter.net>  
**Sent:** Monday, February 7, 2022 1:15 PM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Oceanside Incorporation

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Mr. Yamamoto,

I'm a full-time resident and registered voter who lives in The Capes. I wish to voice my support on the recent decision to deny the petition for the incorporation of Oceanside.

Much like the interactions with The Capes, the ONA, in a recently released newsletter, has misrepresented what transpired during hearings. Rather than recognize and reflect on the shortcomings of their petition, the ONA has chosen to incite their membership.

The close proximity of Netarts and Oceanside means a region of the Oregon coast that has a common history, shares infrastructure and services, and faces the same disaster and visitor issues. Any changes to how Oceanside would be governed would have an impact on the entire region.

The future of region should not be decided on by a privileged minority who are trying to cling to the past.

Steven Plaisted  
405 Fall Creek Drive  
Oceanside, OR

Sent from my iPhone

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## David Yamamoto

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**From:** Susan Hunter <skayhunter@gmail.com>  
**Sent:** Monday, February 7, 2022 2:23 PM  
**To:** Erin Skaar; David Yamamoto; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside needs your guidance

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hello Commissioners Erin Escar, David Yamamoto and Mary Faith Bell,

I am writing to you regarding Oceanside's efforts to become incorporated as a city. I own property at The Capes and I am not involved in Oceanside Neighborhood Association, however I did attend a zoom meeting with 85 others last Saturday. I left the meeting with many concerns. My chief concern is the way forward, now.

I understand the ONA thought it was well prepared to present to you [last week] the reasons they should be allowed to incorporate. I also understand that you suggested that if the issue was wanting a way to control the impact of short-term rentals on their community, Oceanside Neighborhood Association could have begun by bringing that issue to you to be worked through, together.

I am grateful you did not nod your ok for the incorporation of Oceanside because I think it is perhaps premature. But that is work further down the road

What I hoping you will consider is putting together a Task Force to help Oceanside Neighborhood Association work through the issues, such as:

- inclusivity, forums and meetings that bring in Netarts, Oceanside, The Capes and other areas that are outside Tillamook, but are part of the unincorporated areas so everyone is well informed, has opportunities to give feedback and there is consensus and unity of vision
- crafting a five year community and economic development plan for this new area
- understanding the impact of a new city in terms of tax base, is it enough to maintain critical services such as fire, police, water, sewer, and ongoing needs for road maintenance, electricity, building, emergency preparedness, emergency health care and other services relevant to a vibrant community.
- helping delineate what issues might a new city need to consider for day-to-day smooth operations.
- delineating municipal relationships between cities, counties and the state

I am recently retired and have only been a member of The Capes community since June, 2020. However, during that time I helped The Capes raise more than \$60,000 for the Netarts-Oceanside Rural Fire District [NORFD] to purchase needed equipment and safety training. I see what potential we have for helping our community evolve. We know, like former Mayor of Portland Bud Clark, that "good citizens are the riches of a city." Please help us create a process that will get us back working together again.

sincerely yours,

Susan Kay Hunter, MBA  
405 Capes Drive  
Oceanside, Oregon  
503-863-4408

## David Yamamoto

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**From:** cindy Stellmon <cindyraestel@gmail.com>  
**Sent:** Monday, February 7, 2022 11:21 AM  
**To:** David Yamamoto; Mary Faith Bell; Erin Skaar  
**Subject:** EXTERNAL: Oceanside Incorporation

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

My husband Bill and I are full-time residents in the Terrasea development in Tillamook county. We are OPPOSED to Oceanside incorporation, and were relieved with your recent decision. When we first learned in December of the campaign to incorporate, we were open to learning more about it-- but the time frame and urgency insisted upon by the incorporation organizers made us uncomfortable. If incorporation is a good idea this month, it should still be a good idea in one month, a few months, or a year. The Now or Never approach that the promoters seem to be taking feels like we're being rushed into making a decision. We have been well served by Tillamook County, and hope that you will stand by your recent decision to not allow an incorporation vote at this time.

Thank You,  
Cindy Stellmon

## David Yamamoto

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**From:** Eileen Trost <eileenktrost@gmail.com>  
**Sent:** Monday, February 7, 2022 11:21 AM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Oceanside

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi,

Wise decision to deny the incorporation vote of Oceanside. It dosen't make fiscal sense.  
Keep up the good work.

Eileen Trost

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## David Yamamoto

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**From:** Edward Gorzynsk <egor32@charter.net>  
**Sent:** Monday, February 7, 2022 10:51 AM  
**To:** Mary Faith Bell; David Yamamoto; Erin Skaar  
**Subject:** EXTERNAL: Oceanside Incorporation rejection

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I want to thank you for your vote to reject the ONA'S attempt to incorporate Oceanside.

As I previously stated in e-mails to you there is no compelling reason for incorporation. I was a committee member 13 years ago when we unanimously recommend not to incorporate. I have reviewed their proposal several times especially the budget. You and I know you cannot operate a city with 2 or 21/2 persons. They claim it would take \$30K to maintain the streets. Without a public works dept. it would have to go out to bid and \$30K wouldn't cover potholes. The budget is falsely stated. They are either lying to us or don't know what it takes to run a city.

I am confused and concerned about this petition. The ONA submitted the proposal, however, signatures were collected by "Oceanside's United" . In the 2/5 ONA zoom meeting Mr. Keene informed us that " Oceanside's United" is very similar to a " Political Action " committee. Having said this tell me who is running this incorporation process?

Thank you for this opportunity to voice my concerns and humbly request you deny the ONA reconsideration request.

Ed Gorzynski. 1520. Alder St. Oceanside

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## David Yamamoto

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**From:** Yuriy C <ychanba@gmail.com>  
**Sent:** Monday, February 7, 2022 10:55 AM  
**To:** Mary Faith Bell; Erin Skaar; David Yamamoto  
**Subject:** EXTERNAL: Oceanside Incorporation - thank you!

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Dear Commissioners,

A quick but enormous “thank you” for your time, efforts and thorough consideration of Oceanside Incorporation petition.

I’ve observed both hearings online from start to finish, and was really impressed how open and receptive the Commission was both to the proponents and the opponents of incorporation.

Everyone who wanted to provide testimony and speak up was given the chance. The petitioners were even given a chance of further hearings to discuss areas of concern, but chose not to take the Commission on this generous offer.

It obviously was not an easy decision, given no much precedent in Oregon history and mixed (and some disastrous) results of past incorporation efforts in other communities.

However, here is another, 2-days old example on how financial projections/budgets must be given extremely careful consideration, especially in our current economic environment.

This past Saturday, at a regular ONA meeting, the ONA President who’s also one of the chief petitioners of Oceanside incorporation, provided an update on the beach access project in Oceanside.

As reported by the ONA President, the initial budget for the project was \$80,000. The County recently realized that it was not enough money, and upped that to \$120,000 or \$130,000 (I can’t recall exactly which number was reported in the meeting). The ONA President reported that 2 companies submitted bids for the project, and both quoted around \$180,000.

Given this significant disconnect between initial budgets and reality, proposed Oceanside City budget, with it’s low \$0.80/1,000 in assessed value property tax, would clearly put our community on a very dangerous financial footing.

Thank you again for safeguarding Oceanside.

Sincerely,

Yuriy Chanba

5378 Woodlawn St  
Oceanside, OR

5037094270

## David Yamamoto

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**From:** Karen Allen <allenkp74@gmail.com>  
**Sent:** Sunday, February 6, 2022 9:01 PM  
**To:** David Yamamoto; Mary Faith Bell; Erin Skaar  
**Subject:** EXTERNAL: Thank you, from Oceanside

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello-

I wanted to Thank you, Commissioners, for making the decision to deny the Oceanside incorporation petition at this time. I agree with you that the budget should be checked over and not be rushed. My concern is the exclusion of The Capes in the taxes and how it effects the budget.

As a resident in the Terrasea Neighborhood, I don't believe we would benefit from the incorporation either.

I think the letter sent out recently by Jerry Keene was very harsh and disrespectful to you. There is a huge group of Oceansiders that do not think we need to be incorporated. We have always come together to solve any issues we have and for now I think we should keep it that way.

Thank You,  
Karen Allen

Sent from my iPhone

## David Yamamoto

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**From:** Jim Young <jimyoung4990@gmail.com>  
**Sent:** Monday, February 7, 2022 8:08 AM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Commissioners,  
You did right to deny the bid for Oceanside incorporation. Thank you.

Jim Young

## David Yamamoto

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**From:** davefr <davefr@gmail.com>  
**Sent:** Monday, February 7, 2022 9:34 AM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Thank you for rejected the flawed Oceanside proposal!!

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Commissioner Mr. Yamamoto,

Thank you for voting to reject the flawed Oceanside incorporation proposal once the petitioners refused to continue the process. There has been a false sense of urgency in this entire process since its inception. As such, the risk of failure is too great for such a significant endeavor. The ONA needs to regroup and address all the deficiencies/concerns in their proposal.

I'd like to point out just a few of the more serious flaws in the process/proposal. Given time, maybe these can be worked out to where an overwhelming majority of residents and landowners wish to proceed. But that's far from the current environment we are in.:

- Oceanside is a heterogeneous/diverse community. (The Capes, Avalon, Camelot, Trillium, Terrasea, North Rural Oceanside and the Core Village). The Capes was excluded at the very outset without their resident involvement. Yet these other areas are also not benefited from incorporation for similar reasons but ONA includes them anyway. (OR 211.040.02 Violation).
- The gerrymandering of the Capes is creating unintended boundary consequences. This process has not been thought out.
- ONA touts road "improvements" as a deliverable but the budget only allows for very limited road "maintenance". Where are the "improvement" \$'s coming from or is this another false claim?
- Only a small % of Oceanside residents and land owners have been part of the community communication process since this whole process has been so rushed. ("Ready, Fire, Aim").
- Oceanside residents generally want limits placed on STR's yet Oceanside would become dependent on STR taxes/fees. Residents shouldn't have to vote until Tillamook County establishes an overall direction on STRs. This will allow for a more informed voting process.
- Similar size incorporated cities have a city tax rate averaging \$3.59/1k. Are we really sure Oceanside can make a meaningful community impact for \$.80/1k other than to simply create a new bureaucracy.
- The controversy among residents is extremely high at approx. 50/50 approve/disapprove.. Can incorporation be a success with such a large percentage of the residents in total disagreement? This needs to change or it'll be a repeat of the failed Damascus incorporation fiasco.
- The false sense of urgency in this process has been partially driven by the chief petitioner's desire to retire as ONA president. (he pretty much admitted this in his testimony on 1/26/22).

Please don't let this "half baked" proposal go to a vote until it's refined and overwhelmingly accepted within our community. Otherwise it's doomed to fail.

Thank you for listening to us throughout this process.



## David Yamamoto

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**From:** Erwan OUATTARA <euattara@hotmail.com>  
**Sent:** Monday, February 7, 2022 9:45 AM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside Incorporation

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good morning,

I am writing this email to express my support over the decision you made last week and my disagreement with how the ONA is handling the process.

We have not been consulted for the reconsideration so I am not even sure it is a legal request.

As for the content of the request I fully appreciate that you took the time and provide a feedback raising doubts on the financial feasibility.

During different ONA meetings several of us rose questions on this matter and they were never really answered. We could definitely picture that some members had a personal agenda to defend that will not go in the benefits of the community.

Following the meeting you had last week, it was a nice feeling to see that ONA couldn't advance their agenda on the base of bias calculations.

It was great to get the feedback from professional and experienced people who have to deal with the constraints of running a county, staff,...

As I am not sure what is next, it is important for me to express full support to the county decision made last week.

Regards

Erwan Ouattara  
310-926-3118  
Castle Lane.

## David Yamamoto

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**From:** Wendy Shi <shanchun32@gmail.com>  
**Sent:** Monday, February 7, 2022 10:14 AM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside incorporation decision

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Good morning,

I wanted to take a moment to thank you for denying the decision to incorporate Oceanside. Not all Oceansiders wanted to incorporate. With such a small town and population incorporation does not make sense fiscally nor does it make any sense in the current times where labor sourcing is far more difficult than in the past. I understand that time and effort was placed into the study, but I do not believe the results are realistic. Also, the incorporation is being done under the false pretense of bettering the community when the goals are clearly to meet the needs of a few individuals with specific interests. I have never heard of the Oceanside United which agreed to submit a motion for reconsideration and we never voted on this as a group, so I am surprised that the request is being made. The financial feasibility of this request was not thoroughly discussed and not adequately investigated and I wanted to express that if a motion to reconsider was submitted that it be denied as well.

Thank you,

Wendy Shi

## David Yamamoto

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**From:** kissmekait21@yahoo.com  
**Sent:** Sunday, February 6, 2022 4:15 PM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: February 9th meeting

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello Mr. Yamamoto

I am writing you to find out if the meeting regarding Oceanside's incorporation set for February 9th is still on?  
As I understand it, this petition has been denied, so I was wondering if this meeting was cancelled.

Jerry Keene, as I understand it, said he would not move for an appeal of this decision. Has he gone back on his word and requested to appeal this in the meeting on the 9th?

Please respond to this email address with an answer.  
Thank you!

Kaitlyn Sawyer

Avalon West resident  
Netarts water district customer.

Sent from Yahoo Mail on Android

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## David Yamamoto

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**From:** Eric Pleschner <eric@beckerfoundation.org>  
**Sent:** Sunday, February 6, 2022 2:33 PM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: No Oceanside "Inc." - THANK YOU Commissioner!

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

David Yamamoto, Tillamook County Commissioner,

I thank the Board of Commissioners for not passing the Oceanside Inc. proposal, as it was presented. This past Saturday, ONA (Oceanside Neighborhood Assn. aka Oceansiders United) held their regularly scheduled monthly meeting; immediately following this meeting an email was sent to ONA followers recommending that individuals email the Board of Commissioners with their disappointment for not passing the ONA incorporation petition. I don't share this perspective.

I'm a permanent full-time resident of The Capes community (registered voter at my residence), and followed the ONA proposal closely. I feel their communication on Saturday is disingenuous to the recent hearing (their dialog copy/pasted below), it lacks transparency (recommendations made to ONA from the hearing), and arguably perhaps, illustrates an unclear agenda that ONA seems to have in its effort. The proposal has lacked transparency from my and many of my neighbors perspectives since we all were first alerted to their initiative in December. At the very least, it has seems rushed and somewhat exclusive (vs finding ways to build-in inclusivity).

The hearing seemed to illuminate a number of possibly adverse affects to outlying communities that weren't fully (if at all) taken into account in the ONA Inc. initiative investigation process. Becoming aware of these interrelated issues, ONA seems to take a "we don't care" approach, rather than consider building solutions that can wholesale benefit this entire region of coast (Netarts to Oceanside, for example).

There are many infrastructure resources shared between this stretch of coastline "community", water, sewer, and fire/emergency/rescue districts as an important few. The intertwine of these entities would seem to provide a foundation upon which to build from, vs ideas otherwise.

Thank you for your time to consider my comments.

Respectfully,

Eric Pleschner

### ONA COMMUNICATION 2/5/22 (copy/paste):

David Yamamoto: [dyamamoto@co.tillamook.or.us](mailto:dyamamoto@co.tillamook.or.us)  
Erin Skaar: [eskaar@co.tillamook.or.us](mailto:eskaar@co.tillamook.or.us)  
Mary Faith Bell: [mfbell@co.tillamook.or.us](mailto:mfbell@co.tillamook.or.us),

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Here is how the disappointing story of the  
derailed Petition unfolded.

In October and November 2021, the ONA circulated a series of more than 30 email newsletters that explored and debated the pros and cons of forming a new City of Oceanside. Each one was opened and read by 300 to 400 Oceansiders within hours of being sent.

During that time, scores of Oceansiders accessed and read the 34-page ONA Incorporation Report, which included a 3-year budget based on information provided by the county's own experts.

During the first week of December, between 100-150 Oceansiders discussed and debated incorporation in 6 hours of Zoom forums over 4 days, to prepare for a 5th meeting of final debates and a vote.

On December 11, 2021, over 200 registered ONA members attended a Special Meeting to vote. They approved the Incorporation Report by a margin of 76%-24%. They then voted to immediately endorse an Incorporation Petition by a margin of 62%-38%.

In less than two weeks (including Christmas week), more than 80 Oceanside registered voters rushed to sign a Petition requesting the opportunity to vote on the issue of incorporation at the May 17, 2022, election.

On January 24, the Petitioners (Oceansiders United) provided the Commissioners with a 112-page report detailing how they had done everything legally required to earn Oceanside the right to vote on incorporation. This included balanced revenue and spending projections for staffing and road work based on recommendations provided by the county's own Public Works Director.

At hearings on January 26 and February 2, the Tillamook County Commissioners conceded that the Incorporation Petition satisfied all of the legal requirements to earn Oceansiders a vote on incorporation.

## David Yamamoto

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**From:** Kaitlyn Sawyer <kissmeeekait@yahoo.com>  
**Sent:** Sunday, February 6, 2022 9:59 AM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Fw: Thank you!

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Doing a resend...

Sent from Yahoo Mail on Android

----- Forwarded Message -----

**From:** "Kaitlyn Sawyer" <kissmeeekait@yahoo.com>  
**To:** "dyamamoto@co.tillamook.or.us" <dyamamoto@co.tillamook.or.us>  
**Sent:** Sun, Feb 6, 2022 at 9:26 AM  
**Subject:** Thank you!

David Yamamoto,

I just wanted to thank you for voting to deny Oceanside's request for incorporation.

Since none of the communities out here that are provided water services by Netarts water district should be included in this Oceanside incorporation. That would eliminate quite a few properties from their proposed city limits boundary. As you made your decision to deny incorporation based on lack of funding this adjustment to their proposed city limits boundary would eliminate funding as well.

Once again thank you for your wise decision on this matter.

Avalon West resident

Kaitlyn Sawyer

Sent from Yahoo Mail on Android

## David Yamamoto

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**From:** John Pilmer <zangor7@gmail.com>  
**Sent:** Sunday, February 6, 2022 12:03 PM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside incorporation

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Tillamook County Commissioners:

Thank you for denying the petition to incorporate Oceanside. I support this decision for the following reasons:

1. There is no evidence that an incorporated city could do a better job of managing the resources of the community than the county already does.
2. My biggest concern is the cost and expertise required to maintain our roads and build a reserve for dealing with potential unforeseen large expenditures brought about by our unique geology and climate.
3. Oceanside is a small community from which to draw expertise and resources. The county provides a larger pool of potential talent and financial resources.
4. Part time residents not registered to vote in Tillamook County will not be able to vote on this decision, though we are tax payers. This is probably a large percentage of local property owners. We have lived in Oceanside 49% of the time for over 30 years. We maintain a permanent residence in Portland.

Thank you for your time and consideration of this important matter.

Sincerely,

John and Janelle Pilmer  
1065 S Castle Lane  
Tillamook, OR 97141

4216 SE Rex  
Portland, OR 97206

## David Yamamoto

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**From:** Jackie Rosbach <jackierosbach@gmail.com>  
**Sent:** Sunday, February 6, 2022 12:08 PM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside incorporation

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Thank you for your response to the request for incorporation of Oceanside. Many residents have been concerned that incorporation is not the best answer for our community. I appreciate the time you took to look into this matter, and manner in which you responded with knowledge, respect, and integrity./

As a full-time resident of Oceanside and registered voter, I am not in favor of incorporation.

Thank you.

Jacqueline Rosbach  
1100 Mordred Court  
Tillamook, Oregon. 97141

Sent from my iPhone



## David Yamamoto

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**From:** Dusty Trost <dustytrost@gmail.com>  
**Sent:** Sunday, February 6, 2022 12:46 PM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside Incorporation

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

David, Erin and Mary Faith,

I want to thank you for denying the recent petition to allow Oceanside to vote on incorporating. That was the responsible position to take and I support your decision.

Oceanside United's effort to incorporate was rushed and does not represent the wishes of the majority of property owners in Oceanside. I agree that incorporating would ultimately prove financially unfeasible and would place an undue/unnecessary burden on all property owners in the Oceanside community.

Prior to approving such a petition (now or in the future), I feel it's necessary that there be at least one public forum (or forums) to allow all voices in the community to be heard. By public forum, I mean in person; not held on-line. Despite the ONA's efforts to keep the property owners apprised of what's going on through e-mail updates and Zoom meetings, there are a large number of potentially affected property owners who are either not aware of what's going on and whose opinions/wishes have not been considered.

Thanks again,

Dusty

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**Dusty Trost- Principal Broker**  
**Rob Trost Real Estate, LLC**  
4785 Netarts Highway W  
503-842-9090- office  
503-801-2326- cell  
503-842-9095- fax  
[dustytrost@gmail.com](mailto:dustytrost@gmail.com)  
[www.RobTrost.com](http://www.RobTrost.com)

## David Yamamoto

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**From:** Cynthia Miller <cynthia.l.miller@icloud.com>  
**Sent:** Sunday, February 6, 2022 2:09 PM  
**To:** Lynn Tone; David Yamamoto; Erin Skaar; Mary Faith Bell  
**Cc:** Richard Miller  
**Subject:** EXTERNAL: Oceanside Incorporation Input  
**Attachments:** Are you upset by the county incorporation decision?.eml

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Happy Sunday to all!

I'm writing this in response to Jerry Keene's email to the ONA email distribution list (attached below) wherein he is requesting a communication be sent to the Tillamook County Commissioners to request Reconsideration to put the matter of incorporating Oceanside as a city. I take exception to the tone of his email, sent under the ONA banner, and am disappointed he chose to use that vehicle for distribution.

First of all, I commend the Commissioners for what I heard as VERY respectful hearings. Everyone who wanted to voice an opinion was given an opportunity to do so. I did not hear any disrespect nor condescension from any of the Commissioners. I fully support your vote to deny the petitioners a public vote. You provided Mr. Keene with a platform and gave him **more** than ample opportunity to deliver (and continue) his garrulous discourse.

The comments regarding the budget and roads was a straight-up, fact-based discussion. Clearly, the proposed budget did not take a step back to consider not only immediate but also future demands on this infrastructure we call home.

Additionally, as Oceansiders (sic) United (not exactly sure who this group propose to represent, but certainly not me) saw fit to file a Motion for Reconsideration without discussing it with the Oceanside community in any type of forum is a perfect example of the process that has been followed to date. A small number of solely like-minded individuals that believe they know what this little Village needs, and include surrounding neighbors to boost the tax revenue model.

I, too, was very impressed with the public hearings and would like to thank you for your patience and thoughtful openness to listen to all parties which, in turn, led to a thoughtful decision.

Thank you so much for your wise decision!

Best regards,

Cynthia Miller  
735 Ridgewood Road W  
(Terrasea)

## David Yamamoto

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**From:** Kaitlyn Sawyer <kissmeeekait@yahoo.com>  
**Sent:** Sunday, February 6, 2022 9:26 AM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Thank you!

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

David Yamamoto,

I just wanted to thank you for voting to deny Oceanside's request for incorporation.

Since none of the communities out here that are provided water services by Netarts water district should be included in this Oceanside incorporation. That would eliminate quite a few properties from their proposed city limits boundary. As you made your decision to deny incorporation based on lack of funding this adjustment to their proposed city limits boundary would eliminate funding as well.

Once again thank you for your wise decision on this matter.

Avalon West resident

Kaitlyn Sawyer

Sent from Yahoo Mail on Android

## David Yamamoto

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**From:** rmclyne@aol.com  
**Sent:** Sunday, February 6, 2022 7:47 AM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: ONA's Oceanside Incorporation proposal

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Mr. Yamamoto

I want to genuinely thank you for your welcome vote to reject the ONA's attempt to force incorporation of Oceanside, despite its certain harmful affect on our community.

The process alluded to in the attached, in my opinion, was extremely one-sided (i.e. biased presentation of the facts). Misrepresentations were frequent, by not only how things were said, but also by what was conveniently not said. In addition, the notion of incorporating Oceanside was studied in depth 13 years ago, again by and for the ONA (I was the chair person of the committee tasked with the study and to make a recommendation). We (the committee) unanimously recommended **NOT** to incorporate, based on the overwhelming cost (i.e. additional tax burden) to do so. Our findings were substantiated by mayors of other towns who had decided to incorporate prior to our thorough study. One such town even decided to reverse their decision, four years after incorporating!

Numbers are often presented in the most favorable light in order to achieve a desired outcome. I, for one, based on my observations of the ONA's attempt to ram rod this trough -and quickly (i.e. May vote!), am left with the impression that a small minority of Oceansiders apparently have a self serving agenda, given the passion and speed in which they have acted.

Again, I'm eternally grateful for your decision. It was clearly the right one for Oceanside.

Regards  
Rick Clyne

300 Fall Creek Drive  
Oceanside

-----Original Message-----

From: Oceanside Friends - Jerry Keene <oceansidefriends@gmail.com>  
To: rmclyne@aol.com  
Sent: Sat, Feb 5, 2022 5:59 pm  
Subject: Are you upset by the county incorporation decision?

[View this email in your browser](#)



## David Yamamoto

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**From:** Christy Reeder <reederfamily511@yahoo.com>  
**Sent:** Saturday, February 5, 2022 8:32 PM  
**To:** David Yamamoto  
**Subject:** EXTERNAL: Uphold Oceanside incorporation decision

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

February 5, 2022

To my county commissioners,

I want to thank you for your denial of the petition to incorporate Oceanside. I appreciate that you took your time and recognized the fatal flaws in the plan. I also appreciate that you tried to find a way to let the petitioner adjust the petition so that all their work was not in vain. Their failure to adjust the plan when given the opportunity shows their inability to be flexible and to take constructive criticism and advice from others that also have experience and were concerned about the success of the petition. That is not what I am looking for in my government. Give and take is important. Some of the voters such as myself might not have the knowledge of what it takes to create and run a city. A tax base is not something I pretend to know anything about. So I am thankful for my county commissioners watching out for my family and our interests.

I also continue to see no benefit to the neighborhood of Avalon West to be included in the incorporation of Oceanside.

I respectfully request that you stand by your decision to deny the petition to incorporate Oceanside.

Thank you,  
Christy Reeder  
5450 South Ave NW  
Tillamook, OR 97141

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## David Yamamoto

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**From:** Pam Zielinski <pzielinski@bhhsnw.com>  
**Sent:** Sunday, February 6, 2022 6:08 AM  
**To:** Mary Faith Bell; Erin Skaar; David Yamamoto  
**Subject:** EXTERNAL: Please do NOT reconsider your decision

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Jerry Keene emailed members of the ONA asking them to email you directly to ask you to reconsider your decision to decline the petition for the Oceanside Incorporation vote. Please do NOT reconsider. Please stay with your good decision.

The more this issue is discussed, the more complicated it becomes as new information is revealed during these hearings. I am sure this issue will not go away just because we need more time to study the ramifications. If it is a good decision, then let it happen in good time when all affected parties can understand what is being done to them and what their options are to defend themselves. Even many of the voters who signed the petition are confused about what all this means. We all need to better understand the ramifications.

This issue is not going to go away, but there are way too many unanswered questions to be able to make a good decision at this time. If it does not make the May ballot in 2022, then they can ask for it to be on the May ballot in 2023. That would still allow the new city to start operations with money from the 2023 tax revenue in Nov 2023.

Thank you so much.

*Pam Zielinski  
5680 Castle Dr  
Oceanside  
503-880-8034*

## David Yamamoto

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**From:** Jan Holloway <jan.holloway@gmail.com>  
**Sent:** Sunday, February 6, 2022 6:59 AM  
**To:** Erin Skaar; David Yamamoto; Mary Faith Bell  
**Subject:** EXTERNAL: Incorporation of Avalon West by ONA

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Commissioners:

I understand there has been an appeal to your decision to dismiss the request by the ONA to incorporate Avalon West and others into the ONA.

I repeat my testimony and letters to you at the first meeting online that there is no benefit to Avalon West, simply more taxes for a "city" that has no place in the limited confines of the area and paid bureaucrats to administer unnecessary services.

The Oceanside village residents and owners have failed to keep up their streets, which has now become a very large and expensive deferred maintenance job. We in Avalon West should not be expected to pay for that and the other things that the ONA wants to do. None of those things benefit us.

The push to present this request to you during the holiday season was an obvious ploy to ram it through with no input from anyone except ONA members. I object to this manipulation.

I've owned and operated the vacation rental property at 180 Reeder Street since 2005. It has been renovated top to bottom in that time. It is a positive asset to the neighborhood, earning revenues for us and the county. No one contributed to that asset except us and the other owners of Avalon West by maintaining the roads and the properties on a regular basis. ONA wants to tax us to build their roads. I object to this taking of our hard-earned income.

Thank you for the opportunity to express my opinion. I am not alone in these objections, as you know.

Jan Holloway  
180 Reeder Street  
Tillamook, OR  
503-720-2289

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## David Yamamoto

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**From:** Bruce Jaeger <nguyenjaeger@gmail.com>  
**Sent:** Saturday, February 5, 2022 7:30 PM  
**To:** David Yamamoto; Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside Incorporated Petition request Denied

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello Commissioners and best Saturday night wishes. I received an email a moment ago from Jerry Keene requesting as an ONA member I write to you. I am very disappointed with this request he made from the community.

I believe the decision to deny the public vote was correct. I recall you being very considerate when you discussed postponing the decision and letting Jerry Keene contribute in this consideration. True to form, Jerry was not willing to further consider another idea and requested you make your ruling. Now, he is back ruffling everyone's feathers, and further creating divide in our community.

Regarding the budget and specifically the roads maintenance, Laity did say the budget of \$50,000 could be enough to maintain the roads, subject to first spending \$800,000 to \$1,000,000 on current paved roads and another \$2,000,000 on gravel roads to bring them up to benchmark level. I asked ONA where will these funds come from and never received acknowledgement from Jerry or a satisfactory answer. The budget is lacking in foresight, admittedly hypothetical, and has no room for errors.

His request of Oceansiders to reach out again to you is another perfect example of the way he railroads until he gets his way.

I was very impressed with the hearings, the skills you employed in research and discovery, the openness you demonstrated in listening to all parties, the thoughtful communication, and the manner in which you weighed your decision.

Respectfully,

Bruce Jaeger  
(503) 317-6150



## David Yamamoto

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**From:** reos neabay.com <reos@neabay.com>  
**Sent:** Tuesday, February 8, 2022 3:24 PM  
**To:** David Yamamoto  
**Cc:** Erin Skaar; Mary Faith Bell  
**Subject:** EXTERNAL: Oceanside petition for reconsideration

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Dear Commissioners:

We are writing to applaud Tillamook Co. Commissioners for rejecting the proposed petition to vote for the incorporation of Oceanside.

Your analysis of budget considerations are correct.

The values presented are unrealistic and off by a factor of 5 to 10.

Please continue to examine and reject these applications.

Thank you,  
R.E. Sullivan  
E.P. Sullivan

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