
Mary Faith Bell

Tillamook County Commissioner

Dear Ms Bell

As a resident in Avalon West, I was, as were my neighbors , in agreement with the original denial to incorporate Oceanside. Financial viability and failure to contact all residents in the impact area were and still are major concerns.

Furthering our concerns was the reconsideration of the denial after President Keene requested and was given your decision of denial based on your rational assessment.

We are in total agreement to maintain that denial since there are no changes in the reconsideration.

Additionally, President Keene has suggested an appeal, if the denial is maintained, to the members of ONA.

There seems to be no end to a final solution that has divided our residential community immensely.

Your original denial should be the final decision.

Robert Ault 165 Reeder St Oceanside

Received

MAR 29 2022

Tillamook County
Board of Commissioners

David Yamamoto

Tillamook County Commissioner

Dear Mr Yamamoto,

As a resident in Avalon West, I was, as were my neighbors , in agreement with the original denial to incorporate Oceanside. Financial viability and failure to contact all residents in the impact area were and still are major concerns.

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MAR 29 2022

Tillamook County
Board of Commissioners

Erin Skaar

Tillamook County Commissioner

Dear Ms Skaar,

As a resident in Avalon West, I was, as were my neighbors , in agreement with the original denial to incorporate Oceanside. Financial viability and failure to contact all residents in the impact area were and still are major concerns.

Furthering our concerns was the reconsideration of the denial after President Keene requested and was given your decision of denial based on your rational assessment.

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Robert Ault 165 Reeder St Oceanside

Received

MAR 29 2008

**Tillamook County
Board of Commissioners**

Lynn Tone

From: Tillamook County OR <tillamookcounty-or@municodeweb.com>
Sent: Wednesday, February 9, 2022 10:31 AM
To: David Yamamoto
Subject: EXTERNAL: [David Yamamoto] 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.]

Brett Hardt (bartco58@comcast.net) sent a message using the contact form at <https://www.co.tillamook.or.us/>.

Mr. Commissioner,

Thank you for reconsidering the hearing's for the incorporation of Oceanside.

Brett Hardt

Lynn Tone

From: Pat Himes <pathimes2011@gmail.com>
Sent: Sunday, February 6, 2022 1:30 PM
To: David Yamamoto
Subject: EXTERNAL: Allow Oceanside to decide!

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2/5/2022

Dear Commissioner Yamamoto,

I am writing to express concerns regarding the recent Commissioners' hearing about whether the unincorporated community of Oceanside met the legal requirements to place incorporation on the May, 2022 ballot. Having attended, virtually, the two hearings, I must say I was distressed that the commissioners failed our community in several key ways.

The decision not to allow a vote was based on the proposed tax basis information. The budget was not reviewed during the testimony portion of the hearing this past Wednesday. The County Treasurer, who admitted that she failed to review the budget prior to the meeting and had insufficient time to make a determination regarding feasibility of the budget, was pressed to make an off-the-cuff assessment. The petitioners had thoroughly addressed the budget in the submitted materials, would have addressed any concerns during the open testimony had they questioned, and had clearly excluded the Capes from the estimated tax income.

If the budget was the primary concern of the Commissioners, why had this not been addressed during the public comment period of the testimony? Why was the Treasurer not prepared to discuss the budget and question the petitioners? Why had the Commissioners failed to address their concerns by reviewing the materials presented by the petitioners?

It was also distressing that the Commissioners apparently failed to comprehend Chris Laity's presentation regarding road maintenance in Oceanside. He clearly stated that, as a city, Oceanside would be able to apply for state funding for road projects, funding which is currently not available to the county. Thus, according to Chris, both the city of Oceanside and the County would benefit from incorporation.

It clearly seemed that the hearing was essentially a rejection in search of a rationale. Instead of enabling our community to decide whether the prospect of incorporation was not only beneficial but feasible, the Commissioners made the possibly illegal but definitely paternalistic decision for us. I am very upset and disappointed at this undemocratic process. It seemed that the purpose of the hearing to determine if the petitioners met the legal requirements to place the vote on the ballot was subverted by the commissioners.

Since the purpose of the hearing was to determine if the petitioners met the legal requirements to place incorporation on the ballot, which they clearly did, it behooves the Commissioners to allow the vote to proceed. To do otherwise would not only be undemocratic but a violation of your legal obligations. I would strongly encourage you to revise your decision and allow the legally required democratic process to proceed.

Pat Himes,
Oceanside, OR

Lynn Tone

From: Edward Gorzynsk <egor32@charter.net>
Sent: Tuesday, February 8, 2022 5:38 PM
To: Mary Faith Bell; David Yamamoto; Jerry Keene
Subject: EXTERNAL: Oceanside budget

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I just looked at Manzanitas 2021 budget. Very interesting, their population 361 per 2020 census about same as Oceanside. Budget called for 15 employees \$1.5 million includes salary and benefits. ONA's budget total \$650K 2.5 employees. Who is blowing smoke Ed Gorzynski Sent from my iPad

Lynn Tone

From: Edward Gorzynsk <egor32@charter.net>
Sent: Wednesday, February 2, 2022 4:21 PM
To: Mary Faith Bell; 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.]

If a meeting between Jerry Kean and public works director takes place to discuss costs for road maintenance as you discussed during today's hearing please make sure I am informed so I may attend.

Ed Gorzynski. Oceanside

Sent from my iPad

Lynn Tone

From: rubdom@yahoo.com
Sent: Tuesday, February 8, 2022 10:21 AM
To: David Yamamoto; Erin Skaar; Mary Faith Bell
Cc: rubdom@yahoo.com
Subject: EXTERNAL: Oceanside incorporation - your reasonable 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.]

Honorable Commissioners,

Bottom line: I think you made a reasonable decision when last week you unanimously voted to deny the petition for Oceanside to incorporate.

Many are disappointed with that decision. I expected your vote in favor of incorporation and thought we would be on our way to a May vote. However, based on what I witnessed sitting through the nearly 6-hour hearing last week, it became evident to me that we need to adjust our petition to address its two main weaknesses: the proposed city boundary (and thus the income it would generate) and the economics of the newly formed city. While your decision called out economic feasibility as the reason for denial, from your two-hour deliberation it was clear that the size of the city would impact its income (tax collection) and expenses (sewer, roads and storm water management). We need to plan for higher operating expenses that account for infrastructure planning, studies, headcount, and inflation. All of these items were called out by the county staff in their reports.

I believe revising our economic feasibility statement with increases in property tax rate and expenses may also increase the risk that we (Oceansiders) will be less enthusiastic in supporting it, this is still the way to keeping going forward. I trust you will give us another opportunity at making our case for incorporation.

Best regards,

Jerzy Rub

1710 Portland Ave. Oceanside, Oregon

"Advocate without accusation, disagree without disrespect, and see differences as places of encounter rather than exclusion." And be grateful.

Lynn Tone

From: davefr <davefr@gmail.com>
Sent: Tuesday, March 29, 2022 12:00 PM
To: Lynn Tone
Subject: EXTERNAL: Oceanside Hearing 3/30/2022

[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 Lynn,

I sent this letter directly to the commissioners following the Feb. 9 public hearing. I believe Mr. Yamamoto indicated that these emails needed to be logged into the official public record prior to the 3/30 hearing. If that's still the case would you please include this letter.

Thanks,

Dave Friedlund

Commissioners Ms. Skaar, Ms. Bell and 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.

Please don't let this "half baked" proposal go to a public 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.

Dave and Rose Friedlund
2500 Cape Meares Loop
Oceanside, OR