

Lynn Tone

From: Chloe Hughes <chloe@bendbroadband.com>
Sent: Friday, January 28, 2022 9:34 PM
To: Lynn Tone
Subject: EXTERNAL: Letter to Tillamook County Commissioners re petition to incorporate Oceanside as a city

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To: Tillamook County Commissioners

I object to the petition to incorporate Oceanside as a city. I request to be excluded from this incorporation. I reject the \$.80/\$1000 tax basis also as this is taxation without representation.

I was not informed or surveyed regarding the petition to incorporate Oceanside and only found out about it today, January 28, 2022, by reading about it in the Tillamook "Pioneer." None of my Hillside St neighbors knew about it either. I have lived part time at my house at 995 Hillsdale St West since 2013. My deceased husband, Lonny Rodgers, purchased the house in 1992.

This is being rushed through without proper notification. My home has been on the Tillamook County Tax rolls since 1992. I deserve to be notified if such important things such as incorporation of my home into an Oceanside city are being considered.

Thank you for your consideration,
Chloe Hughes
chloe@bendbroadband.com

Sent from my iPad

Lynn Tone

From: Pam Zielinski <pzielinski@bhhsnw.com>
Sent: Sunday, January 30, 2022 12:47 PM
To: Lynn Tone; Sarah Absher
Subject: EXTERNAL: Message to Commissioners

[**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, Lynn and Sarah,

Is it still possible to get this to the BOC to consider prior to the 2/2 meeting? I hope so. Please scroll down to see my letter...

Thanks!
Pam Zielinski

January 30, 2022

To: Board of County Commissioners
From: Pam Zielinski
5680 Castle Dr in Oceanside

SUBJECT: PROPOSED INCORPORATION OF OCEANSIDE

There was testimony offered at the last public hearing which indicated that The Capes HOA took a vote of their membership and made the decision not to be included in the incorporation. I just spoke with two residents at The Capes who told me that never happened. Maybe the Board of Directors made the decision for the HOA, but the members of the HOA were not polled.

I am very concerned about the ramifications of what Sarah Absher addressed at that hearing, in terms of how it will impact the many people I have sold building lots to at The Capes. According to Sarah, the State will not allow these owners to hook up to the sewer line unless The Capes is part of a recognized unincorporated community, or is included in the incorporation boundary. I am not certain about this, but I think Sarah said that once the incorporation is official, and until Oceanside can finalize their own Land Use ordinances and procedures, the County will still be able to issue building permits under the currently existing rules. Does that mean that during that transition period, these lot owners will be allowed to connect to sewer? Are we certain about that?

Sarah also said that it will not be a problem for lot owners at The Capes because The Capes will be annexed into Netarts community boundary, and that this has all been "worked out." I thought this type of annexation was a land use process that would have to go through public notice and hearings. I don't understand how it can already have been "worked out?"

I am feeling that I need to track down all the people I sold lots to at The Capes to let them know they may have delays in their efforts to build as a result of this proposal.

I suspect you are already fully aware of this issue and that it is hopefully a non-issue, however if it is possible that the incorporation will create delays for people who are planning to build, then I promise it can be a huge issue. I just want to make sure this will not result in months of delay for people who are wanting to build.

Thanks for your consideration,

Pam's Homes by the Water on the Oregon Coast

Pamela Zielinski, Principal Broker, CRS

Berkshire Hathaway Home Services NW Real Estate

1355 Phelps St #3, POB 193

Netarts, OR 97143

503-906-4903 Office Direct

503-880-8034 Mobile

www.PamZielinski.com

To view testimonials from past clients, click [here](#).

To review the law in Oregon governing Agency Relationships, please click [here](#).

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Lynn Tone

From: len chaitin <eljayinv@gmail.com>
Sent: Sunday, January 30, 2022 1:50 PM
To: Lynn Tone
Subject: EXTERNAL: 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.]

I have written before on the subject of Oceanside incorporation. Again I urge the Tillamook County commissioners to reject (or at least postpone) placing the incorporation on the May ballot.

As I am sure you are aware, we are being hit by a triple whammy - rising costs of food and gasoline, income not nearly keeping up, and now these people want to add additional taxes for services we neither need or want. It makes no sense to me.

Again, if they gerrymander me out of their plans by redrawing the map of "greater Oceanside" then I do not care what they do to themselves.

Thanks for giving all sides of this issue a fair hearing.

Len Chaitin

Lynn Tone

From: Sarah Absher
Sent: Sunday, January 30, 2022 5:24 PM
To: Sandra Swanson; Lynn Tone
Cc: Sovas; Tiina Lemetyinen; Stashu Smaka
Subject: Re: Oceanside Incorporation Exclusion Request from Trillium HOA

Thank You Sandra,

Lynn and I will make sure a copy of your testimony are provided to the Commissioners tomorrow in preparation for Wednesday's hearing.

Sincerely,
Sarah

From: Sandra Swanson <sandraswanson54@yahoo.com>
Sent: Sunday, January 30, 2022 4:52 PM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Cc: Sovas <sovanilla7@gmail.com>; Tiina Lemetyinen <tiinapt@gmail.com>; Stashu Smaka <stashsmaka@comcast.net>
Subject: EXTERNAL: Oceanside Incorporation Exclusion Request from Trillium HOA

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Sara Absher

The Trillium HOA is a neighborhood in the area proposed for incorporation into Oceanside. As our residents pay dues and are responsible for our own roads and infrastructure, we hereby request to opt out of the incorporation, as this additional tax would not benefit our community in our opinion.

Thank you for your consideration,

Sandra Swanson
Johnel Sova
Tiina Lemetyinen

Trillium HOA Board

Lynn Tone

From: Greetis Streeeter <gypsyg22@icloud.com>
Sent: Sunday, January 30, 2022 8:07 PM
To: Lynn Tone
Subject: EXTERNAL: Proposed 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 County Commissioners
Via: e-mail to Lynne Tone

Ms Tone

As a home owner, living full-time within the proposed incorporation area, it was disturbing to only recently learn of Oceanside's incorporation plans. While we live in the proposed incorporation area, we live closer to the Capes than to the post office. Since, the Capes were excluded from the incorporation plan (as property owners with property there would receive minimal or no benefit from incorporation), it would be worth knowing why our area was not also excluded. Will we benefit from incorporation, or were we included so that Oceanside could simply collect more taxes. No information was ever delivered to my mailbox or home. If this plan had been broadly distributed and openly discussed, I'd likely have fewer questions/concerns.

At present, I'd like to know more of the goals for the incorporated city as well as the motivations of those working toward incorporation.

- With a small population-base, how will incorporation benefit the city?
- Will all residents/owners benefit, or will a select few benefit? For example, paving of select streets appears as a high priority on the list of city goals, while emergency planning, an activity that would benefit the entire community is not currently prioritized.
- How were proposed priorities established?
- Do the individuals promoting incorporation have any conflicts of interest that should be disclosed? For example, are any of them property developers or contractors? Have any had land-use requests declined by Tillamook County?
- City income will depend, to some extent, on taxes derived from short-term rentals. As such, will funding opportunities for the city (i.e., rental tax income) prevent an equitable balance between the needs of individuals living within the community and the needs of investors seeking income from rental properties.

Best regards,
Greetis Streeeter
1020 Hillsdale St W
Tillamook OR 97141

Lynn Tone

From: davefr <davefr@gmail.com>
Sent: Monday, January 31, 2022 8:01 AM
To: Lynn Tone
Subject: EXTERNAL: Oceanside Testimony

[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,

Are you still accepting written testimony? If so, would you please enter this into the next addendum to the staff report. Our topic for this testimony is STR issues.

Commissioners Ms. Bell, Ms. Skaar, Mr. Yamamoto,
We have been residents here for nearly 25 years. Over the years we have seen a decline in the number of working families, kids playing, school buses, etc. We have however seen a significant increase in the revolving door of anonymous short term renters.

ONA's proposal is very troubling. They might be in a better position to police/punish problematic renters and unresponsive landlords but nothing in their proposal reins in STR growth. Instead we create a local government who feeds on a large revenue stream derived from STR taxes and fees. When it comes to placing reasonable limits on STR's, the ONA proposal will be like putting out a fire with gasoline.

Assuming Tillamook county tackles STR growth limits in **unincorporated** areas like Lincoln county just did, then we've just created a thriving sanctuary for explosive STR growth in our newly **incorporated** city.

Although we're happy to share our area with visitors, if the ONA proposal passes, then we might as well change our name from Oceanside Village to Vacasa Village.

Let's not put the cart before the horse, let's put this proposal on hold until the county tackles the overall issue of STR limits. I don't think we can make an informed voting decision until we understand Tillamook County's overall position/plans on STR limits.

Thank you,
David and Rose Friedlund
2500 Cape Meares Loop
Oceanside, OR



ReplyForward

To Be Excluded

Sarah MacDonald

5500 South Ave. NW

Tillamook, Oregon 97141 (Since 2003) But lived in the area my entire life. Class of 1982

We have never, ever wanted to be part of Oceanside Village. We have lived here for almost 20 years our address is Tillamook and it should remain that way. This is unfair and biased information that is happening right before our eyes.

I would like to see you give everyone a fair amount of time to respond to this issue. We were not given any time to exclude ourselves from an Incorporation, as it seems the Capes had time to do this which seems highly unfair. Seems like they had about 7 months to prepare to be excluded.

I learned about this in December.

Because I do not participate in ONA, I never had to I'm a Tillamook County Resident. Also, does anyone grasp the concept that the Capes voted not to be Incorporated doesn't this send a huge message that it's not a good idea??? Come on folks they voted not to be included. I highly recommend that we all go with what the vote on was over there and from that we should all wonder if this entire idea is even feasible. No it is not...it is really something to all of a sudden learn that you're going to be incorporated into a city and not even have a choice in the matter. Also, to learn that our taxes are going to be raised to 80cents per 1000 based on the value of our home. I know a lot of my neighbors there are retired couples and singles who live on limited incomes. We are still a working couple but still we can almost not afford to live here anymore. And some of you are worried about the homeless, housing shortages let me tell you if this goes through there might be a lot of us homeless let alone provide homeless housing out here. If this goes through rent will go through the roof!

2012- A few neighbors and myself organized a group to do some Neighborhood project, we raised over 40K to pave our road and after that project we also a few years later raised more \$ to have that road sealed and some other roads in the neighborhood sealed and cracks fixed. These projects seemed to go pretty well we had most land owners participate this was a minimal cost of a few hundred dollars each...way less than what the tax will cost us and I guarantee we will not see any road repairs or top coat done in our neighborhood ever. This idea that you're going to get some infrastructure done is absurd.

There has always been septic hookup issue in Avalon West....there are many lots that cannot even get sewer hookup... you think you are going to expand up to Radar Road when there systems fail is really ridiculous idea, why wouldn't they just fix what they had, a system doesn't completely fail all at once.... You have a rotten board on your home, replace the board, it's very logical.

My parents paid off a Bancroft for septic to be available to all lots in our area. This has never been recognized and has been assumed that some lots will never have sewer. This has been an unfair and very expensive venture that my parents were promised and never received. There are these kinds of issues that a city council would have to figure out, are you ready for this kind of land issues? You can't even figure out the storm runoff water issues around here. This is absolutely and absurd idea.

Avalon West has a neighborhood association, also called community association, **organized group** whose aim is to address local issues, to promote or prevent planned reforms and investments that are perceived as significantly influencing life in a neighborhood. We have an email list that keeps us all informed. We have communication that keeps us all on the same page. We have talked over speeding issues, children playing in the road issues and vacation rental issues. These issues have always been resolved with contacting the property owners or by placing our own signs up to help slow the traffic. The only thing that Avalon West doesn't have is a fence. Give us some time we can get a fence up if that is what is required to keep us out of the City limits. We have exactly the same utilities as the Capes. If you are going to consider us you need to rethink and consider everyone and not create a war zone between communities. And that is exactly what you are going to create when you draw a line.

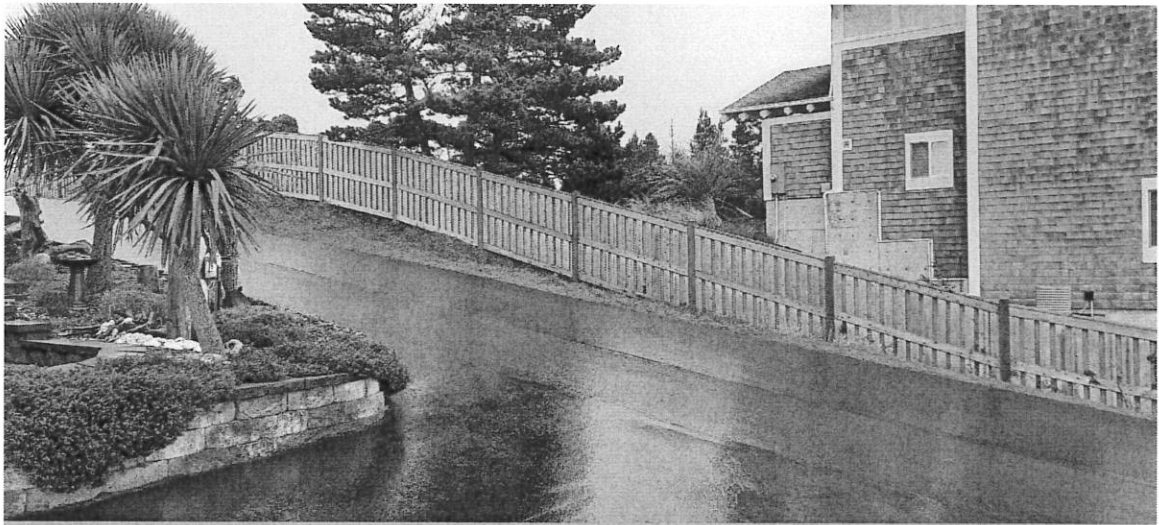
I live on the fence line with the capes I literally am within a few feet of the Capes, and you are going to draw the line right between us unbelievable that you will pit neighbor against neighbor. This is really unfortunate.

Let me tell you again...there is a reason why the capes do not want to be included??? It's not needed for them and it's not needed for us.

If the Village wants to incorporate I highly recommend that the boundary line be where it always has been right at the Y to downtown. You are pushing this issue because you all want to stop the Big Hotel from coming in thinking that this will stop the progress, it will not. But go ahead and incorporate but please leave us out! Please keep us out of the Village. If you have issues in the Village solve them yourselves don't involve us, trust me we don't want the downtown village mess. It's not fair that we should pay for your issues.

I am more of a visual person so I am including some pictures of how close you're drawing the line; it's unfair and unjust. I practically feel violated both physically and mentally over this issue. Please stop it!

Thank you,
Sarah MacDonald



January 31, 2022

To: Board of County Commissioners

Via: email to Lynne Tone ltone@co.tillamook.or.us

RE: OPPOSITION TO INCORPORATION OF OCEANSIDE

Dear Commissioners,

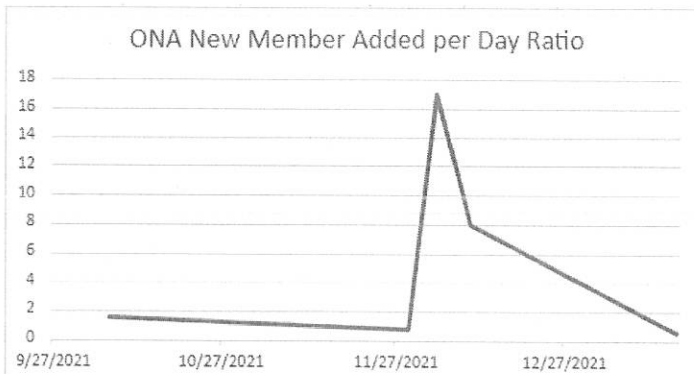
I have submitted my testimony in opposition to incorporation prior to the first hearing on January 26, 2022.

First, thank you very much for your efforts and commitment to understand the issues surrounding proposed Oceanside incorporation.

Second, public testimony, your pointed questions and ensuing discussions brought up new data and issues to the light. I would like to address some of those below.

ONA VOTER SUPPRESSION?

About 40% of ONA Members did not cast vote at the ONA voting on December 11, 2021.



Date	ONA Members TOTAL	ONA Members added in time period, per day
9/27/2021	138	
10/7/2021	154	1.6
11/29/2021	193	0.735849057
12/4/2021	278	17
12/10/2021	326	8
1/16/2022	347	0.567567568

It is clear from the data provided by ONA that ONA membership spiked in 2 weeks leading to the ONA vote on December 11, 2021 on supporting/not supporting incorporation petition. New member intake shot up from less than 1 per day in October-November period, to 17/day in first week of December and 8/day in the week before the vote.

Such an explosive spike in membership right before the voting indicates clear desire by Oceansiders to be heard and their votes counted during December 11, 2021 call.

However, out of 326 registered ONA members the day before the vote, only 199 cast the vote to either petition the County to put the measure on the ballot, or not.

Why 127 community members out of 326 total, who were fired up to vote as indicated by ONA membership growth right before December 11 vote, did not vote?

The only explanation – ONA Board made it difficult to cast the vote. Following are two examples:

1) Emails by ONA President leading to the vote date indicated that Members would be able to vote during ONA Zoom meeting scheduled from 10:00 to 11:30.

It created impression that a Member could log in to Zoom call any time during that time frame, cast the vote and move on with her/his life, just as it is done in any other voting.

Nowhere in those e-mails it was stated that the Members will be given exactly 1 minute to cast that vote during the call, at a time of ONA President's choosing.

During the meeting, there were multiple requests by the Members to "let's just vote", but instead the membership was treated to yet another "informercial" session by ONA Board.

Some Members were put off by such treatment and simply dropped off from the meeting. Some joined the Zoom call from their cars, some from work – and could not afford time to stay in the meeting for 1.5 hours to cast the vote.

2) Some Members joined the meeting within timeframe indicated by invitation e-mail, but too late to cast the vote and thus were excluded as determined by the ONA President.

In the end, 40% of ONA members didn't have their votes counted as either for or against asking this Commission to approve putting Oceanside incorporation on May 2022 ballot.

On a side note, and as illustration to "united" and "inclusion" - a number of Oceanside residents attempted to cast a "No" vote in the meeting, but were excluded by the ONA President.

NEIGHBORHOODS NEED MORE TIME TO ASSESS

1) What else is missing?

Sewer services complications affecting the Capes and the Radar Road communities were brought up by Sarah Absher during last week hearing. These issues were never brought up by the petitioners during discussions leading to filing papers with the County to incorporate Oceanside. The Feasibility Statement by the petitioners misses this completely.

It is clear the petitioners do not know what they do not know. The above is just another example of a proposal put together in a hurry and missing critical city services considerations.

What other risk elements are overlooked by the petitioners?

Oceanside community deserves to know, and needs more time to assess negative impacts of incorporation.

2) Neighborhoods need more time to consider options for moving forward.

Oceanside neighborhoods have 3 official HOAs – the Capes, Terrasea and Trillium.

The Capes HOA asked the petitioners to be excluded from incorporation consideration, and was granted such request.

Trillium HOA, a gated community, asked this Commission through its Treasurer Mr. Smaka to exclude Trillium from such consideration in a note submitted on January 27, 2022.

Terrasea HOA, while initially decided not to take an official stand on incorporation petition to prevent division within the HOA, might change that stand as community discussions continue.

Other neighborhoods – Radar Road, Camelot, and Avalon, always acted as if having HOAs with regard to keeping neighborhoods moving forward (i.e. pooling resources for fixing roads).

Residents of these neighborhoods started discussions about possibility and options for setting up HOAs for their corresponding neighborhoods.

These new HOAs, once established, then would make considerations to ask (or not to ask) for specific neighborhood exclusions from city incorporation boundaries.

An HOA vote is the only way to ensure that voices of those who won't be able to vote in Tillamook County elections are given consideration in the matter of Oceanside incorporation.

However, HOA setup needs to be done right and the process takes time.

Thank you very much for consideration,

Yuriy Chanba

5378 Woodlawn St

Oceanside, OR

(503) 709-4270

Mailing address:

16485 SW Snowy Owl Ln

Beaverton, OR 97007