

Dear Mayor Brean and Esteemed City Council Members,

We have been carefully following the discussions around vacation rentals in Yachats for years now, and as both a family with close ties and future plans to live in Yachats and small business owners that help support the City, we are active participants in this conversation. Over the years there has been much bluster about the question of what constitutes appropriate vacation rental oversight and regulation, and there has also been good, helpful, and reasoned insight on this issue.

After careful consideration of the proposed changes to the City of Yachats Ordinance #328 that are on the Agenda for this week's City Council meeting, we have some thoughts that we'd like to share with the Mayor and City Council Members before Thursday, and to have added to the Public Record and Minutes of Thursday's Council meeting, please.

First, we are fully supportive of the change in terminology; referring to guests who choose to come and stay in Yachats as transients was never an appropriate moniker and your recommendation to update the language of the law accordingly is much appreciated.

Second, we fully understand the motivation behind limiting the number of VR licenses any person or group may hold simultaneously in Yachats. Given that some corporate interests have set their sights on Yachats and could potentially purchase multiple properties for purely profit-driven rental purposes, we understand the instinct to curb such activities to preserve the nature and culture of Yachats. That said, we would like to respectfully request modification to the proposed Ordinance change such that locals and families with close ties have slightly different rights. That is, if we purchase a home in Yachats and rent it until we are able to retire there, and then anything happens to our parents (who have a home in Yachats) or other family members with homes in Yachats we would inherit the property and be forced to sell it because we could not use it as a vacation rental. We don't believe that this is what was intended by the proposed change to the Yachats Ordinance. If this changes passes as proposed, families with long and dear ties to the City will be afraid to purchase homes in town, and may have difficult decisions to make about selling existing property. We propose rephrasing this amendment to prohibit multiple ownership of vacation rental properties (by limiting VR licenses to one), *unless the home or property is inherited*. Further, we would request clarification of the amendment to limit this restriction to residential, non-commercially zoned property only.

Finally, we would like to request a change to the new language that prohibits new vacation rental licenses to homes with more than 4 bedrooms. Again, we understand and appreciate the intent to not run "mini hotels" in the City, but a 5 bedroom vacation rental would still be limited by parking spaces (thereby limiting cars and the number of people) and would still only sleep 12. We respectfully request this modification.

Thank you for your time and consideration.

All our best,  
Kate & Todd Korgan

*Kathryn Hausbeck Korgan, Ph.D.*  
*Interim Dean, UNLV Graduate College*  
*Owner, Sweet Homes Rentals, Inc.*  
*Co-Owner, Fresh Digs Cleaning & Sud Sea Laundromat*  
[www.sweethomesrentals.com](http://www.sweethomesrentals.com)