

This is a bad bill for communities who value a strong neighborhood and strong bonds with their neighbors. I am completely opposed to Bill 621.

My neighborhood is a victim of unregulated vacation rentals. I am a full-time resident of Yachats, Oregon. I purchased this property at the beach in 2014, and it was a full-time rental until I retired and moved here in 2016. I moved here because Yachats was a quiet community. I thought I was moving into a quiet neighborhood, but in essence, I have moved next to a chain of motels, with guests revolving every 2-3 days. The house next door, which allows 4 cars and 8 guests, (often there are more) has been dubbed the party house.

Yes, people should have a certain freedom to do with their property what they desire, but there are limits to their right to privacy and to mine. Their desire to make money in a quiet neighborhood should not preclude my right to a quiet neighborhood. The reality is that vacation rentals are not a whole lot bigger making money machines than long-term rentals. People are being told they are. Most people only hold onto a rental for about 4 years because of the trashing of the property by transient guests.

There is a place for motels and hotels, and they are zoned as such. Anyone moving next to one, understands the influx of transient people. A single-family-home neighborhood is not the place for unlimited vacation homes and expansion. How would you like to buy into a street you thought was quiet, but then suddenly your neighbors on all sides sell and became vacation homes? Not where you would want to live, I am sure.

We once had a community of home-owners who cared about the neighborhood and their neighbors. The year I moved in my 2 neighbors to the south both sold their long-time family homes to speculators; the same thing happened with the two houses on the street next to me. Last year two more became vacation rentals. Now, I would say 3/4 of the homes on my loop are vacation rentals. That does not make for good neighbors or good community.

Also, most of the vacation rental owners live in another city and could care less about the problems here. I moved here because I thought I would have a community with neighbors. Not so. The people who purchased the house next to mine got a permit for 4 automobiles. Although I have contacted the owners several times because of the damage to the dirt road, and cars blocking our narrow road, especially during the rainy season, they refuse to fix it. One day the hole was so massive that a jeep parked on the side drifted into the middle of the street, and block all traffic. These same neighbors put a hot tub in the front yard, right next to my living room. No fence. Isn't this illegal? Although there is a lid with a lock, on 2 occasions, I have found the hot tub open and on with the lid off. I have called and complained, and the owner says to get in touch with Vacasa who is managing the home. This seems like a very dangerous, attractive nuisance. I can only imagine a child wandering down the road and climbing in--a tragedy waiting to happen. Suddenly, with all these rentals there are lots of kids. These same neighbors put a dog run right next to my guest bedroom. Though these people are not supposed to leave their dogs unattended, they do and drive off. The dogs feel abandoned and bark all day will the travelers return.

Each owner makes more money by allowing more people, so owners seek to maximize sleeping and car parking. The huge traffic of cars has ruined the dirt road, which the vacation-owners refuse to fix. Each owner is tasked with caring for the road in front of their property. It used to be that home owners cared for the road, but not these people coming in only to make money--they don't care about our neighborhood nor our community.

During the summer, hoards of people walk through my yard and cause a disturbance to my dogs, who never used to bark, but with all the new people in and out every 3 days, and everyone being a stranger, they bark constantly. I have found the influx of people, cars, parties, hot tubbers to have ruined my right to a quiet pursuit of my life and enjoyment.

Yachats did finally put a cap on vacation rentals because of the problem to our loss of community. Unfortunately, I live in the county and just outside the city, so realtors are no touting my area as a place to buy a place and make money on it as a vacation rental. This has to stop. We need regulated areas. Yachats is a lovely community, but with so many vacation rentals, it is not really a great place to live long-term. This new law would nullify the problem Yachats is trying to address. This has been a big problem in our community--between people who want enjoyment of their community and speculators? Where does it stop?

Please say NO to Senate Bill 621. It is bad for communities, families, and neighborhoods. The problem with Republicans is that they have never seen a regulation they like because they only want unfettered ability to make money.

Thank you,
Kathryn Jennings