

March 4, 2019

Dear State Senators Dembrow, Girod, Hass, Olsen, Riley,

I urge you to immediately stop your efforts to put forth bill SB 621. You are undermining the integrity of neighborhoods and community by working on this misguided bill. We live in Gearhart, Oregon and have good short-term rental regulations in place that have not only helped to preserve our primarily residential nature, as mandated by our Comprehensive Plan, but have encouraged more full time people to move here. We are a wonderful mix of full-time residents, part-time residents, and some vacationers. The short-term rental regulations we have are working well. This all went to a vote in November 2017, with an overwhelming, unanimously positive, response to maintain our well-thought out regulations. Through SB 621, you are proposing to remove any enforcement arm of our regulations. Enforcement of our regulations enable us to monitor compliance and maintain the primarily residential character of our community. Basically, you're looking to strip down our regulations that are working so well. Please stop.

Our community was poised to become one big hotel town. Where every single property could essentially become a hotel. Our citizens fought back. And will **fight** back again if we need to. We have zoning laws in place to protect us from having every single property become a hotel. And we have a Comprehensive Plan that clearly delineates a primarily residential vision for Gearhart. We have R1, R2, and R3 zones. R1 zones should be protected as residential and not become, in essence, commercial zones.

Please rethink what you are doing. Have you lived next to a short-term rental? You wouldn't wish it on anyone if you did, especially if they were everywhere around you.

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