

TO: Tillamook County Commissioners
FROM: Oceansiders Record
DATE: January 27, 2022
RE: Oceanside Incorporation Hearings

Dear Commissioners:

During the initial hearing in this matter on January 26, 2022, a number of Oceansiders offered their opiniosn that the "Incorporation Conversation" newsletter and the ensuing Zoom forums conducted in a biased manner. That view was definitely not shared by all who participated – including many who ended up opposing the measure.

To help present a complete record, what follows is a sampling of the emails that the ONA and President Jerry Keene received expressing feedback on the meetings and the manner in which they were conducted, including examples of the respectful tone Mr. Keene exhibited when interacting with those not inclined to support incorporation or who were concerned nonresident homeowners would lose representation if the city were to incorporate.

Regarding bias, we would also refer you to the responses to the Incorporation Survey that was disseminated via the ONA e-mail newsletter list immediately after the conclusion of the five-week "Incorporation Conversation" installments. They were provided in our original submission at pages App-68 and App-69. When asked whether they were leaning for or against incorporation after reading the newsletters, the responses were mixed:

Leaning in favor of incorporation:	53
Leaning against incorporation:	45
Undecided:	5

Contrast this to the responses when respondents were asked for their evaluation of how helpful the Incorporation Conversation newsletters had been:

Very helpful	79
Somewhat helpful	22
Not at all helpful	4

These responses reflect that while Oceansiders split evenly on incorporation based on the information, 95% of the respondents - necessarily including those who opposed incorporation - deemed the Newsletters "very helpful" (75%) or at least "somewhat helpful" (20%) in helping them make a decision.

Lynne Styles <beachdogs@msn.com>

Sat, Dec 4,
2021, 12:26
PM

Jerry – I just got off the zoom call. I have been coming to Oceanside for 30 years, have had a home at The Capes for 25 years and have seen many of the changes (good and not so good) to Oceanside during that time. I was “for” The Capes not being in the incorporation boundary (mainly for the reasons you cited in your email and thanks to you and ONA for not objecting to our position that will be put forth to the county – even if the new Oceanside incorporation loses tax revenue). I live on the coast for 3-4 months per year and visit during other times.

I have been following ONA for many, many years. I was **highly** impressed with you, the task force’s due diligence in research, the concerned citizens of Oceanside and appreciate the opportunity to be involved in community decisions, even though I can’t vote here. I LOVE Oceanside and do have a vested interest in road maintenance, TLT revenue coming to Oceanside, working on short term rental issues with poorly behaved overnight visitors, etc. **I completely support the residents moving towards incorporation as soon as possible.** I really agreed with your comment you made “out of fear” of being blind sighted with some county approvals that may change the community in negative ways and “become” a Pacific City, as was stated on the zoom. And, as many people stated on the call and in chat comments, Oceanside is a wonderful community and so glad to see such strongly committed residents, regardless of their position on this important topic.

I will continue to follow and try to be as involved as I can as a part time resident. I support all of the small businesses in Oceanside (I made my decision to buy a home at The Capes at lunch at Roseanna’s 30 years ago!). Love Blue Agate (hoping they will be able to stay with the new hotel coming in) and the new Surf Shop/Café. I was around for the Anchor divisiveness and hope Oceanside residents don’t go down that rabbit hole again.

Additionally, I would be interested in getting involved with a Special Events/Community Events committee if it is formed. Additionally, I was intrigued by the comments about an incorporated city being able to request emergency preparedness/planning money from grants. I am a long time member of OCF (Oregon Community Foundation) and have connections there for grants if Oceanside wants to pursue that after incorporation.

Thanks again for all the hard work all of you put in, not just for this large proposal, but for all you do and have done for the community.

Lynne Styles
beachdogs@msn.com

Re: Here's your link to a video recording of Saturday's meeting and the incorporation votes.

ONA EMAILS/INCORPORATION

Cathy Hendrix <vwecathy1959@yahoo.com>

Dec 14,
2021, 9:44
AM

Good morning Jerry. Thank you for this update.

Thanks for all of your hard work on the incorporation efforts. You have presented a balanced discussion and for that we are most appreciative.

Can you please inform me and my husband who are the members of the Oceanside United team?

We have not heard of that group before.

Cathy and Dan Hendrix

Sent from my iPhone

Samantha Collins <gneiss_gal@hotmail.com>

Tue, Dec 14,
2021, 11:42
AM

Hi Jerry,

Thank you for the update on the beach access upgrades – this is great news.

I am so sorry for the aggressive, threatening and confrontational email and “offer” you received about the incorporation from Yuriy. I am hopeful with the overwhelming vote in favor of incorporation that these attitudes and opinions are the minority and just “squeaky wheels”, albeit loud. Thank you for always being so cordial in response to these efforts in spite of not getting such in return, and for being so fair and dedicated to letting the process play out as it legally and rightfully should. We couldn’t ask for a better leader through this – THANK YOU.

I will help my mom, Mary Ann Collins, with getting registered in OR for the spring to be able to sign the petition and vote in the primary as I know it’s very important to her to be able to help this go through. It won’t interfere with a significant election here in WA to skip voting here in the spring primary. Since I am not on the deed to our family cabin and can’t officially claim any type of residency in Oceanside I won’t be able to register to vote, but I’ll make sure my mom is able to.

Thank you and everyone on the team for all you have done and will continue to do to help keep Oceanside the wonderful community and beautiful place it is. Please know there are so many in support of this and are so grateful to you when these angry voices get loud.

Have a wonderful holiday!

Samantha

Marilynn Gordon <marilynngord@gmail.com>

Page 5 of 11
Sun, Dec 12,
2021, 8:52
AM

Jerry -

I am thrilled to hear the way the vote went yesterday! I'd like to add my vote as well in support of incorporation!

. A family issue kept me out of contact for most of the day. Then last night I thought I saw that vote was put off until next Saturday, so I thought, Oh, I didn't miss out.

So, congratulations to all the people who've worked so hard to make this happen. I don't think you missed a single issue in all the work and lead up to the discussion and consideration of the issue, and I know that this will greatly benefit Oceanside. We're proud to be part of the Oceanside life.

Marilynn Gordon

Kent & Jane Brown <callingbrown@charter.net>

Sat, Dec 11,
2021, 11:28
AM

to me

Jerry,
The Task Force and you should be very proud of the effort you have led to bring the incorporation issue to the community in a very even handed and straight forward manner. Thank you for your leadership. We look forward to the continuing process.
Kent and Jane Brown

Sent from my iPad

[Terrasea Residents]

On Wed, Dec 8, 2021 at 11:28 AM Erik Eselius <eeselius@aol.com> wrote:

Jerry;

The results of your groups work on the pros and cons of incorporation should serve as a template to others on how to correctly approach the problem. Originally We were going to vote no, but after reconsidering the situation we are probably going to be on board. Frankly, the appearance of the proposed architecture of the new hotel, which has all the charm of a Soviet "workers paradise" development tipped us over. If formation of a village could have prevented this monstrosity we are all for it. One question: Are you concerned that over time the number of short-term rental properties will increase to the point that Oceanside will become a largely "transient Community?"

Regards, Erik/Judy Eselius

len chaitin <eljayinv@gmail.com>

Page 8 of 11
Wed, Dec 8,
2021, 7:41
AM

to me, CHARTER, Pam

Jerry - one last point I wish to make, and then I will be silent until voting - most of the "problems, terrors, and county monsters" that you are tired of banging your head against, do not affect me in the least. I have always gotten good, if not timely, service from the various departments of the county when I needed them. so all of the issues that are bothering you are irrelevant to me. Not to say they are not real to you and the folks in the village. but for me - if it aint broke, don't fix it. And please note that I do not live in Oceanside - the welcome to Oceanside sign is way past my turnoff from the highway.

Len

Jerry Keene <oceansidefriends@gmail.com>

Wed, Dec 8,
2021, 7:51
AM

to len

Thanks, Len. I sincerely appreciate that you took the time to challenge and test our analysis. If most people feel as you do after making the effort to study what we've offered, then it won't go forward. I will be content to know that continuing to rely on county management and services was an informed choice.

Jerry Keene

RE: Don't forget the Zoom Community Forum on Incorporation on
Dec. 4th
ONA EMAILS/INCORPORATION

samsirkin@gmail.com
Sat, Dec 4, 2021, 12:06 PM

Great work and amazing moderating! Kudos. Having more forums,
as you are, for people to talk, express themselves, listen to others
will help everyone process.

Jerry Keene <oceansidefriends@gmail.com>
Sat, Dec 4, 2021, 2:18 PM

to Sam

Thanks for your support and encouragement during the meeting! I
had no idea how it would go, but everyone seemed to feel heard,
even when disagreeing.

Jerry

PAUL & LESLIE & DEREK BROWN <paulles@comcast.net>

Fri, Dec 3,
2021, 1:17
PM

Jerry - It appears to me that only registered voters, registered to vote in Tillamook county, will be the decision makers in a petition signature drive to form a city Oceanside govt. Since Leslie and I are home owners, but not Tillamook county registered voters, we can vote in ONA Y/N, but we cannot vote on final Oside govt decisions. Seems to me this leaves final decision of whether or not to form city govt up to just a smaller subset of the ONA members (namely only persons registered to vote in Tillamook county).

So my question is this. Let's say we do proceed and successfully establish an Oside city govt. When in the future it becomes necessary to vote on Oside city council issues, will voting be restricted to only persons registered to vote as Tillamook county voters ?

Paul Brown

Jerry Keene <oceansidefriends@gmail.com>

Fri, Dec 3,
2021, 2:16
PM

Paul - We started by engaging the ONA because it gives everyone in it an equal voice - residents and non-residents. If the ONA kills the initiative, it won't go forward. That was the only way we could figure out how to ensure they all have a meaningful voice at at least one, determinative stage of the proceedings. You are correct, however, that state law limits petition signing and official voting on the petition to registered voters.

We will offer more on that if we get to the point of gathering signatures. Finally, the Task Force envisioned that the ONA (as constituted) (the law will still require a "community advisory committee on land use matters) and non-resident voters will be encouraged and welcome to participate in city decision making at the committee and public hearing levels. No one I know feels they don't have a legitimate stake and a legitimate voice in such matters. I hope that helps!

Jerry Keene

Lisa Stine <lisastine76@gmail.com>

Tue, Nov 23,
2021, 3:32
PM

Dear Jerry, In the back of my mind, I always knew this day would come, but for some reason, the sadness it brings is from a place deep in my heart. My husband & I have thoroughly enjoyed being part of ONA meetings both in person and via Zoom, and appreciate the Board's leadership as well as the work toward becoming a city. Alas, we are registered voters in Multnomah County where the majority of our time is spent, and where we are deeply committed to Portland Public Schools. Thus it appears that once ONA moves forward with the incorporation process (which we believe is critical), our ability to vote on local Oceanside issues will cease. It has been wonderful to be a part of "grass roots" democracy, but times have changed, and therein lies my grief.

Perhaps if we retire more permanently to Oceanside, we will be in a position to register as voters in Tillamook County.

In the near future, we will selfishly enjoy the benefits of the community of Oceanside with our only solace being that at least through our property taxes we will be contributing to the health & well-being of one of Oregon's most magnificent locales.

To a robust, visioned 2022, Best, Lisa Stine

Jerry Keene <oceansidefriends@gmail.com>

Tue, Nov 23,
2021, 3:43
PM

Lisa -

Stop! The ONA won't go anywhere. It will still be the representative voice of all Oceansiders. Very little if anything is going to get on the ballot for registered voters if the ONA does not support it, either now or after incorporation. All property owners will still be welcome on its committees, and on many of the new city's committees too. This change will give all Oceansiders more local control, not just registered voters.

Jerry Keene

Tue, Nov 23,
2021, 3:53
PM

Lisa Stine lisastine76@gmail.com

Dear Jerry, Thank you so much for your rapid response. It is undoubtedly my experience here in Portland & time by elected leaders and city staff that led me to think the same was in store for ONA. You have given me a case. To a joyful Thanksgiving, Lisa

Lynn Tone

Via email

January 28,2022

Correspondence opposing the Incorporation of Oceanside

From Debra Mitchell

Dear Commissioners,

I thought it might be helpful to provide you with a breakdown of the type of residences in Camelot. According to my calculations, of 68 parcels of land, 19 are full time owner occupied residences, 28 are vacation or 2nd homes, 9 are vacation rentals, and 12 are undeveloped lots. This being said, the owners of 19 homes will have the say on 69 pieces of property. Since I am opposed to the incorporation of Oceanside as are the vast majority of my neighbors, this could be in my favor, but still seems very unfair to the 70% of my neighbors, most of whom know nothing about the incorporation proposal. More time is definitely needed to ensure that all homeowners in the neighborhood are aware of this incorporation proposal and then they are given time to study it before a fair vote can be taken. Oceansiders United is definitely a misleading name for this group that organized after the ONA vote was taken.

In the hearing, Jerry Keene basically stated that if this didn't happen now- in his time frame- that he and his hard working team were done! That speaks directly to a point made in my last letter questioning who is left to carry on after this enthusiastic group of leaders "doesn't want to play " anymore or ages out. Are there enough other people who care enough to carry on this torch...? Voting for something and putting your time and effort into it are two very different commitments.

I was very impressed with the questions you asked and the comments you made when faced with such a plethora of information. It was obvious that you are well educated and conscienceious when doing your job. Again I ask that you deny this rushed, unfair, unfavorable, and unnecessary ballot measure.

Thank you again for your professionalism in this matter.

Debra Mitchell

5350 Castle Dr.

Tillamook (Oceanside), OR 97141

Lynn Tone

From: Kent Searles <nksearles2@gmail.com>
Sent: Wednesday, January 26, 2022 7:02 PM
To: Lynn Tone
Subject: EXTERNAL: Oceanside proposed 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.]

Nancy and I tried to watch the hearing today. There must have been a very large audience tuned in because our reception was frozen in time often as far as video and/or voice were concerned. I am sure that we missed quite a bit of what was said.

We are full time residents at 2675 Radar Road.

One thing that really bothered us is why the Tillamook County staff lady said that if an area was excluded from the proposed incorporated area, and incorporated Oceanside actually becomes a reality, said excluded areas would never be allowed sewer service in the future if they were not already hooked up, even if all their neighbors were hooked up. Really? It has always been my understanding that the sewer district, as well as the water district that serves Cape Mears and all the way to, and including, The Capes, are both stand alone service districts. Netarts is not incorporated and they are a part of the sewer district that serves The Capes and Oceanside. It sounded like new homes in the Netarts area would be allowed to hook up to the sewer system post Oceanside incorporation, but those in the Oceanside area that are not included in the proposed newly incorporated Oceanside, including Radar Road if we are excluded from the incorporated area, would not be allowed to get sewer service in the future. Really? How could the proposed incorporated Oceanside suddenly control who gets sewer, or possibly water, service in the future? Sounds like this issue has become way too political to us. Who is really representing whom?

There are many stand alone tax districts, like the library, schools, transportation districts, etc. that we didn't think that incorporated cities could ever override.

It was pointed out that the existing sewer service lines quit at about the Johnson property just north of the gated road to the sewer treatment plant. Another mile of sewer line and a pumping plant to push the sewage from less than twenty homes back into the existing system, which would require another pump lift from Netarts Bay up to the treatment plant, doesn't really seem practical to us. We don't think that a new Oceanside City would help pay for this!!

Please have the Tillamook County Commissioners address the issue of what a newly incorporated Oceanside could control and what they could not. Everyone needs to know what is real and what is not. Everyone needs to know who controls what services.

Again, we don't care if Oceanside proper incorporates, but we do not see how those of us north of Oceanside proper would benefit from incorporation.

Thank you.

V. Kent & Nancy Searles

Lynn Tone

From: Kelly Fulton
Sent: Friday, January 28, 2022 2:23 PM
To: Sarah Absher; Lynn Tone
Subject: FW: EXTERNAL: Oceanside incsorporation

Kelly Fulton | HR Technician
TILLAMOOK COUNTY | Human Resources
201 Laurel Avenue
Tillamook, OR 97141
Phone (503) 842-3418 x1
Mobile (503) 812-2286
kfulton@co.tillamook.or.us

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-----Original Message-----

From: Chloe Hughes <chloe@bendbroadband.com>
Sent: Friday, January 28, 2022 1:49 PM
To: Kelly Fulton <kfulton@co.tillamook.or.us>
Subject: EXTERNAL: Oceanside incsorporation

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My home is at 995 Hillsdale st. West, Tillamook OR 97141 (or Oceanside, 97134). My mailing address is Chloe Hughes 651 S Ash St, Sisters OR 97759. It is on the tax rolls. I have not received any information regarding the possible Oceanside incorporation of my home, which is inside the boundary of the incorporation. Therefore I missed the Jan 26 meeting as I had not heard of it. Can you send me information telling me how to access the incorporation information? Thank you, Chloe Hughes chloe@bendbroadband.com

Sent from my iPad

Lynn Tone

From: Stashu Smaka <stashsmaka@comcast.net>
Sent: Thursday, January 27, 2022 5:37 PM
To: Kelly Fulton
Cc: Lynn Tone
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.]

My address is 970 Castle Pl. and I belong to The Trillium homeowners Association. We are a 501C corporation, are a gated community and manage of our own roads.

What is the process to ask for or apply for a tax exemption from the proposed Oceanside Incorporation taxes?

kind regards,

Stashu Smaka, Treasurer for Trillium HOA

Lynn Tone

From: Kelly Fulton
Sent: Friday, January 28, 2022 9:47 AM
To: Sarah Absher; Lynn Tone
Subject: FW: EXTERNAL: Oral Testimony

Kelly Fulton | HR Technician
TILLAMOOK COUNTY | Human Resources
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-----Original Message-----

From: Johanna Wood <johannakwood@icloud.com>
Sent: Friday, January 28, 2022 8:45 AM
To: Kelly Fulton <kfulton@co.tillamook.or.us>
Subject: EXTERNAL: Oral 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 Kelly,

My name is Johanna Wood and I am a resident of Oceanside. I am reaching out to you because I would like to provide an oral testimony at the next public hearing for the Oceanside incorporation.

Thank you!

Johanna

Lynn Tone

From: Larry Taylor <sendlat@gmail.com>
Sent: Friday, January 28, 2022 12:05 PM
To: Lynn Tone; Sarah Absher
Cc: David Yamamoto; Erin Skaar; Mary Faith Bell
Subject: EXTERNAL: Oceanside Incorporation - Request For Exclusion (Radar Road Area) - 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.]

Dear Ms. Tone and Ms. Absher,

We previously sent our written testimony with our opposition to the inclusion of Radar Road in the boundary for the proposed incorporation of Oceanside. Our testimony was included in the report prepared by Ms. Absher, but unfortunately key elements of the table were truncated (not included). Therefore we are resubmitting our testimony in this email, and requesting that the testimony in the report be replaced with this testimony (included below). We reduced the width of the table, hopefully this makes the insertion easier). Thank You all for your assistance!

Testimony from Larry Taylor and Jan Emerson - Opposition to the inclusion of Radar Road in the boundary for the proposed incorporation of Oceanside.

Dear Tillamook County Commissioners,

We own the property located at 2662 Radar Rd, Oceanside, Oregon 97134 (also referred to as: 2662 Radar Rd, Tillamook, OR 97141). The purpose of this message is to join our neighbors on Radar Rd to request that our road be excluded from the proposed incorporation of Oceanside city.

At this point we make the following observations on the incorporation proposal/study:

1. The entire process by the ONA seems to have a false sense of urgency; very little notice was given to Oceanside property owners and residents so that we could all have time to research the proposal and provide input. The flurry of Zoom meetings allowed very little time go offline and research/ consider the proposed incorporation's impact to Oceanside and our neighborhood in particular.
2. The budget related detail is lacking in substance, and we see no logical justification that the very low projected tax rate of \$.80 per \$1,000 assessed value has a sound base of accounting standards (the average tax rate for the six cities we studied is \$3.59 per \$1,000 assessed value). Granted, all cities will have varying expense line items, but we worry that the Oceanside proposal could be lacking sufficient detail for an accurate forecast.
3. Our property is located in the northern most point in Oceanside and our private road (Radar Road) is maintained by the local residents. There are only 2 or 3 short term rentals here. These facts convince us that the proposed incorporation offers no benefits to us, but a guaranteed impact on our property taxes (increase).

For due diligence we picked six incorporated Oregon Cities with similar population statistics to determine the typical annual budgets and city tax rate per \$1,000 of assessed property value. We obtained the annual budgets for the example cities directly from the city web sites. Note that many cities do not have web sites, and some that do, do not publish their budgets. The table below shows some data for 6 cities:

CITY	Date-Incorporated	POP(2020)	POP(2010)	% CHANGE	AREA(square miles)	COUNTY	Most-Recent-Annual Budget	Tax-Rate(per \$100 assessed value)
Adams	1893	389	350	11.14%	0.36 sq mi	Umatilla	\$1,051,806	\$4.1
Fossil	1891	447	473	-5.50%	0.79 sq mi	Wheeler	\$3,838,653	\$4.1
Maupin	1922	427	418	2.15%	1.45 sq mi	Wasco	\$2,916,253	\$5.1
Mosier	1914	468	433	8.08%	0.64 sq mi	Wasco	\$4,332,734	\$1.4
Nehalem	1889	270	271	-0.37%	0.24 sq mi	Tillamook	\$2,777,744	\$1.4
North Powder	1903	504	439	14.81%	0.64 sq mi	Union	\$5,830,182	\$4.1
Average-Budget							\$3,457,895.33	
Average-Tax-Rate								\$
Average-Tax-Burden-For-Incorporated								
ONA Proposal								
CITY	Incorporated	POP(2020)	POP(2010)	% CHANGE	AREA(square miles)	COUNTY	Projected-Budget	Tax-Rate(per \$100 assessed value)
Oceanside	N/A	546	361	51.25%	1.00 sq mi	Tillamook	\$480,000	\$0.1

We would hate to have the incorporation go through, only to see that the tax rate was vastly understated, requiring that additional funding instruments be imposed to balance the incorporated cities budget.

In conclusion, we see no positive gains to be had by our resident maintained access road to be included in the boundary area related to the proposed Oceanside Incorporation.

Here are links to the annual budgets we referenced:

Adams [http://www.cityofadamsoregon.com/uploads/3/1/2/3/3123389/binder1-2021-2022 adopted budget resolution.pdf](http://www.cityofadamsoregon.com/uploads/3/1/2/3/3123389/binder1-2021-2022%20adopted%20budget%20resolution.pdf)

Fossil [http://cityoffossil.com/wp-content/uploads/2021/06/051821 Budget-Committee-Meeting-Minutes.pdf](http://cityoffossil.com/wp-content/uploads/2021/06/051821_Budget-Committee-Meeting-Minutes.pdf)

Maupin <https://cityofmaupin.org/wp-content/uploads/2020/06/FY-2020-2021-Maupin-Budget-Message-Documents-Approved-by-Budget-Committee.pdf>

Mosier https://cityofmosier.com/wp-content/uploads/2020/04/budget-fy2019_20_final-3.pdf

Nehalem [https://www.nehalem.gov/sites/default/files/fileattachments/city_hall/page/1831/2021-2022 fiscal year adopted budget.pdf](https://www.nehalem.gov/sites/default/files/fileattachments/city_hall/page/1831/2021-2022_fiscal_year_adopted_budget.pdf)

North Powder <http://northpowderoregon.org/wp-content/uploads/2021/05/21-22-Approved-Budget-CNP.pdf>

Best regards,
Larry Taylor & Jan Emerson

Jill Princehouse

Home Phone 503-812-9707

P.O. Box 346
Oceanside, OR 97134

e-mail: oceanfrontcabin@seanet.com

January 27, 2022

To the Tillamook County Commissioners:

David Yamamoto, chair
Erin D. Skaar, vice chair
Mary Faith Bell

RE: Oceanside Incorporation

Dear honorable commissioners:

My name is Jill Princehouse. I've been a homeowner in Oceanside for over 45 years. Consequently, I've experienced many changes over that time, but for me, none as important for our village to address as the issue of should we or should we not consider incorporating.

Our ONA president, Jerry Keene was the first to ask if we wanted to explore this possibility. I was skeptical at first but joined a majority of us owners that pushed the board to explore it. Now that the board has given all of us all the time and opportunities in the world to learn about the issue of incorporating and after studying and learning and obtaining answers to all of my questions, **I have become an ardent supporter**. I and most of us Oceansiders are ready to vote now if we could in favor of incorporating.

I am most interested in the opportunity to control our own land use planning, something that you have neither the time, financial resources, nor the support staff to do for us. After the events of last year, e.g., the sale of the Oceanfront Cabins (formerly Kirk's Cottages) to a developer and the approval of the big development east of Hiwy 131, I feel an urgency exists for us to have the opportunity to vote ASAP on incorporation to protect the character and culture of all of Oceanside, i.e., I want to control change before it controls us. We felt relieved when the representative for the new owner of the Oceanfront Cabins assured us changes would maintain the character of the village. It appears she meant the design would meet code. To Oceansiders her words have meant any design would maintain the character of the village, because look what we've been presented! The design is far from the village character we Oceansiders refer to. I have a strong need to prevent or at least control and have some say in these kinds of changes. I feel incorporation is the only chance we have to do that. And we need to start now.

If incorporation passes, I will feel proud to have opened the doors for all future owners to preserve the character of the village for the future.

I am requesting that you put the incorporation issue on the May 17th ballot so we can decide.

Yours truly,

Jill Princehouse
Oceanside homeowner since July, 1976