

Why now?

After decades of Tillamook County governance, why is this a fitting time to consider forming an independent Oceanside Village? Here are some reasons why it makes sense to us.



The Village has been discovered. For years, Oceanside was a sleepy hamlet off the beaten path. Now, with the reopening of Cape Meares Loop Road, we are no longer a secluded village on a dead-end road. The Three Capes Scenic Drive has reopened, bringing many more visitors and increased interest in living or building here. Retiring baby boomers and those relocating due to climate change will bring even more. An independent Oceanside Village would enable us to prepare for managing the growth coming our way.



The Village is increasingly vulnerable to disruptive building practices. Two decades ago, Oceansiders learned the hard way that Tillamook County's land use guidelines offered little protection from unpopular projects like the conversion of The Anchor tavern to a 3-story hotel. Now the Village is seeing more troubling development projects, from massive homes to luxury hotels, but the county's lax rules have not changed. An independent Village could write its own.



The county and outlying residents increasingly oppose our efforts to preserve the Village's livability. Our scenic Village will always attract more construction than it can comfortably accommodate.

Knowing that, Village leaders and volunteers worked intensely with county leaders over the past few years to develop livability measures, like shielding external lights

implementing modest design standards and curbing oversized residences. Once again, those efforts were blocked by realtors and property owners in the outer neighborhoods of Oceanside seeking to preserve their own development options. For the first time, however, county officials also withdrew their support, citing litigation risks and the awkward precedent it would set for the other unincorporated communities the county governs. It is now abundantly clear that when it comes to defending its livability, Oceanside Village is on its own.



Tillamook County's transient lodging tax (TLT) ordinance would enable Oceanside Village could now be financially self-sufficient.

Oceanside Village's 106 short-term rentals have generate an average of more than \$525,000 a year in fees and lodging taxes from their visitors, which they remit to the Tillamook County commissioners for use elsewhere. As an independent city, county law would allow Oceanside Village to retain 90% of the TLT generated by our short-term rentals, providing funding for local services and improvements that would increase for inflation as STR prices rise over time.