

SUPPLEMENTAL INFORMATION #1

For Planning Commission Agenda of:
July 20, 2023

<input type="checkbox"/>	Consent Agenda Item	
<input checked="" type="checkbox"/>	Continued Hearing Item	No. <u>G-1</u>
<input type="checkbox"/>	Public Hearing Item	
<input type="checkbox"/>	Department Report	
<input type="checkbox"/>	Old Business	

Project Title: **Nancy Young – Elk River Bed & Breakfast Special Permit**
Record Number: PLN-2022-17962
Assessor Parcel Number: 304-231-019
Address: 7538 Elk River Court, Elk River Area

Attached for the Planning Commission's record and review is the following supplementary information:

- Additional Public Comments & Information received

COMMENTS IN OPPOSITION TO PROJECT

- Matthew Turner – comments on required findings [7/5/2023]
- Michael Jackson – comments on project [7/6/2023]
- Michael Jackson – comments on Nancy Young letter [7/6/2023]
- Michael Jackson – comments on Claire Josefine letter [7/6/2023]
- Michael Jackson – additional comments [7/11/2023]
- Annabel Jackson – withdrawal of support for project [7/6/2023]

COMMENTS IN SUPPORT OF PROJECT

- Dave & Teresa Franceschi [7/6/2023]
- Nancy Young – Guest log comments [7/6/2023]

McClenagan, Laura

From: Matthew Turner <applfrmr@gmail.com>
Sent: Wednesday, July 05, 2023 4:40 PM
To: Planning Clerk
Subject: PLN-2022-17962 for July 6, 2023 Planning Commission Mtg

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

Hi Laura,

I would just like to note a few things regarding the above-referenced project. Approving PLN-2022-17962 is contrary to HCC 314-69.05.3.4, which states that Accessory Dwelling Units "shall not be rented for periods of thirty (30) days or less." Approving PLN-2022-17962 also fails to achieve the Required Finding encoded in HCC 312-17.1.1 in that the proposed Permit does not conform to the Humboldt County General Plan, specifically failing to adhere to Policy H-P20. Retain Historic and Legal Non-Conforming Housing, which makes clear that "The County shall support retention of historic and legal non-conforming housing which exceeds the general plan density standards." Thus approving PLN-2022-17962 is contrary to the public interest because it would violate the law.

Thank you kindly,
Matthew Turner

Nancy Young Special permit request: Record #
PLN-2022-17962 (APN) 304-321-091

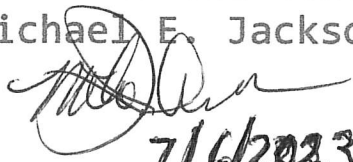
Date of hearing 07/06/2023

My name is Michael Edward Jackson. I am a life long resident of Eureka and the long time owner and resident of 7544 Elk River Ct. I did not file this complaint against Nancy. However she did present this issue to me in such a manner I was left feeling compelled to respond. I moved here on November 20th 1999 to live the remainder of my life here in the beautiful, peaceful, tranquil privacy this area has. There was no AirBnb on this private road at that time. If there had been I would have continued looking for somewhere more suitable for me. After consideration, I decided to settle and plant my roots here. At that time I was still working as a long time out patient case manager for Humboldt County Mental Health. I witnessed many horrible events throughout my career with Mental Health. In 2009 it became necessary for me to retire early on disability. This was due to acquiring severe PTSD from working with some of the local population with severe mental health issues. I had been stablized on a prescribed medication for several years following retirement. Since the AirBnB at the end of this 1 lane, gravel, dead-end, posted private country road has been operating, stress and anxiety increased to unbearable levels at times. It has been necessary to increase my medication on several occassions due to increased stressors directly related to issues regarding the AirBnb. This was mostly related to, but limited to, traffic problems. My doctor has also tried other medications during this time that had adverse effects, including but not limited to, thoughts of suicide and

feelings of rage. Trial and error with medications went on for several months. This has not only affected me but my family as well. My doctor is also currently in the process of lowering the dosage of the medication I have been stable on for several years. So as a result I am left to rely on utilizing coping skills. Many of which make it necessary to leave my home to engage in activities that will distract me from the problem. Then I always have to return home, right back to what I had been distracting myself from. I do not think it is right that I should have to leave the comfort of my home, in search of peace, while Nancy welcomes her guests to "The Elk River Cottage". Also leaving home has become increasingly difficult, due to limited mobility issues. On January 19th 2022, I had a failed neuro-spine-surgery that has left me with permanent severe nerve damage. I now have difficulty sitting, walking, standing, bending and with most physical activities. I experience moderate to severe pain on a dialy basis now. Being able to leave home is often impossible do to severe pain. My front yard begins 18 feet from the center of the road. My front window is 45 feet away and my front door is 65 feet away from the center of the road. There have been several times, while in our fenced front yard, playing with our then 8 year old daughter, that we would have to evacuate to either the backyard or into the house due to dust clouds from arriving or departing guests. Several times during the hot summer months we could not open our front windows or front door for fresh air due to problems with dust generated by traffic. My family and I have decided it best to stop riding our bikes along our private road due to traffic problems. We have also halted the peaceful strolls along this road as well. We have enjoyed these activitiies since before our daughter could even walk.

More than once, arriving guests have sped past while we were walking or riding our bikes along the edge of this narrow road, without even looking in our direction. Blowing dust in our faces as they pass to get to their destination. I mentioned the traffic problems to Scott a couple of times. It would calm down for a bit, however the problem never resolved completely. As approximately 1 month prior to the closure of the short term rental I again talk with Scott about a pair of commercial contractor trucks that belonged to guests, not observing the speed limit. Scott said he would let his mother know. 24 years have past since I moved here. In the last 2 years the whole dynamics of this tiny community has changed. All of a sudden in June/July of 2021 unfamiliar people in unfamiliar vehicles started showing up on a regular basis. What is going on? Who are these people and what are they doing driving up and down this private road? Why are they looking in my yard and in windows as they drive by? It became very uncomfortable and extremely concerning. People I have never seen before, walking their dogs in front of my house. Looking like they received special permission to do and go where they want on this posted private road. There has been an extreme change in atmosphere from what it has been in the years prior. There has been complete disregard for the privacy of other residents on this private road since the opening of the short term rental known as, "The Elk River Cottage". There have been 487 (guests) in 14 months, all of which are unknown people in unknown vehicles, swarming to the end of this previously quiet, slow paced, private country road. That is a significant increase in traffic that would have otherwise passed by Elk River Ct without a second glance. Their only reason for being here is due to the advertizing of the unpermitted Airbnb operating

without county or community approval. It is not only a matter of traffic issues, it is also the invasion of privacy from "guests" that has made life out here much less desirable. These are ways this AirBnB have negatively impacted me, my life and my family. Nancy seems to be of at least average intelligence. I am sure she can now understand how this can have a negative impact on an individual. It should not be too hard for her to see how it can have other negative impacts as well. I would like to add that since the closure of the short term rental there has been a significant decrease in the amount of traffic. With only the long term rental operating, some of the peacefulness is returning to the area. In conclusion, I would like to say that I did not approve of the short term rental/AirBnB when it was operating unpermitted and I do not approve of it being allowed to operate now. Please do not approve this special permit. Thank you for allowing me this time to express my comments and concerns regarding this proposal. Sincerely, Michael E. Jackson



7/6/2023

Nancy Young: Record# PLN-2022-17962 (APN) 304-321-091
Date of hearing 07/06/2023

Comments on Nancy's letter

Page 1 #1) I was at Nancy's house prior to their yard makeover. There was still the dirt/chicken run area at the time. That would be sometime mid to late May, according to Nancy's time line. She made a remark regarding their need to cleanup and closeout the AirBnB at their previous residence before they could get the AirBnB known as "The Elk River Cottage", up and running full time.

Page 1 #2) In 2023 low income in the U.S for 1 person is \$14,580 annually. Middle income is from \$26,000 to \$78,000 annually. Nancy's reported income is \$52,200 annually, placing her well within a moderately high middle income bracket.

Page 1 #3) \$600 a month for electricity is a bit extreme. We operate electric space heaters, hepa filters, dehumidifiers and all electric appliance. Our entire PG&E bill is 100% electric. Even during the coldest months of winter our bill has never even reached half that amount.

Page 2 #1) Not an accurate statement if she had an AirBnB at her previous residence.

Page 2 #2) Scott should consider selling that truck and purchasing a more economical vehicle.

Page2 #3) What difference does it make where the complaint originated? Is this the due process which is a bedrock for democracies to ask for permission for

something after being caught in the act? I learn as a child that it is wrong to do something you know you should not be doing, then ask permission if you happen to get caught. No one is to blame for any of this except Nancy herself. All of your neighbors have good reason to want to avoid the dust that blows toward their houses when fast drivers pass.

Page 3 #1) 487 people that except for this AirBnB would not have even looked down Elk River Ct. Way too much extratraffic for this private dead end road.

Page 3 #2) Again it appears as if Nancy is only concerned with her finances and not her neighbors or community.

Page 4 #1) Traffic concerns were addressed with Scott on a few occassions and for the time of their guests stay, the problem seemed resolved. However new guests would come and go on a regular basis. Policing guests driving behavior became a matter of being in the right place at the right time. When occasion arose, I was able to hand signal them to slow down. Sometimes it was affective and other times not so much. By this time there should have been no reason for anyone to be complaining about how their guests are driving. This is something a respectful host would have resolved from the start. It continued to be a problem throughout the time the short term rental was operating. There was even one time it was necessary for me to request that Katt also slow down.

Page 4 #2) Long term renters become a familar sight and they most often come and go on a schedule. They also frequently stay put for extended periods of time. Whereas short term renters are always on the go and always arrive

in unfamiliar vehicles.

Page 4 #3) I am a neighbor in one of those 7 occupied households, and I did not sign any such note. So you cannot you have the approval of all 7 occupied houses.

Page 4 #4) There are no rule you can impose upon any short term renter that will provide me with any sort of comfort and I will never support a short term rental on this road.

Page 5 #1) Yes, I agree, you screwed up. But not just with your dealings with Kristi Wrigley. You also screwed up when you jumped in with both feet with checking with the locals as to their opinion regarding an AirBnB operating in the Elk River area and especially when you did not first check with the people living on this private road as to how they felt about the idea. Bad move on your part.

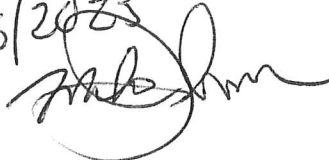
Page 5 #2) People who have been drawn to live here are of very high quality and are grateful for the peace and quiet and beauty this area possesses. And our right to continue living here in the peaceful manner we have become accustomed to over the years should not be overlooked.

Page 6 #1) Ambulances can not put out fires and they most usually come along well after the first responders who are the fire department arrive. Yes Starlink works great out here when the electricity is on. Given this location we are frequently subject to outages making starlink useless.

Page 6 #2) Negative impact on anyone else will be covered in a moment.

Page 7 #1) Everything seems to be about how the guest feel. What the guests said. This should not be all about the comfort of you guests. Just for a moment I would like you to consider the comfort of your neighbors. Nothing I have seen or heard regarding this entire matter has been about the comfort of Elk River Court and Elk River residents. You started this AirBnB without community input or approval and then when you receive a letter from the planning dept you start your march to find out who complained.

Page 8 #1) Your basement floods every year and "The Cottage" is on a lower foundation then the main house.

07/06/2023


To: Humboldt County Planning Commissioners

From: Nancy Young

Re: My application for a special permit to run a Bed & Breakfast Business at 7538 Elk River Court, Eureka, CA 95503

June 2022023

Personal Background:

I am Nancy Young, the owner of 7538 Elk River Court, Eureka 95503. I am seeking to get a special permit to run a Bed and Breakfast using 2 rooms on my property. After some background information, I will address some of the concerns that have been raised about my application being approved.

In late March of 2021, before the second Covid surge in India, I moved to Eureka because this is where my son, Shaun Walker, lives. For the previous 4 1/2 years, as a volunteer. I was responding to the Dalai Lama's initiative to empower Tibetan women and girls. Highly inspired by this pivotable commitment, I catapulted myself to Dharamsala, India, interviewed more than 40 Tibetan women and girls, designed and then led empowerment groups for 3 1/2 years for Tibetan girls in a middle school and then at Sarah College for Tibetan Higher Studies. An amazing, challenging and growth-full experience.

I bought the property on Elk River Court in April 2021. My other son, Scott Walker, his wife, Katt, and my grandson, Alex, came from Thailand to live with me 2 weeks later. **We had not thought of renting any part of our property for several months.** We were getting settled, moving what was stored in my 30-foot storage unit, and enjoying getting to know the beauty and wonders of Humboldt County. Coming from Asia, we also were shocked and unprepared for prices of everything in the US, including the very high utilities for the home I had bought. And then of course inflation made it worse.

In June we transformed the yard by the patio of the cottage behind the house from being a chicken run - dirt and occasional clumps of field grass - into a beautiful meditation garden with pond. Having become more aware of the costs of upkeep on this property, **in July of 2021, we began renting the cottage via AirBnB. Scott and Katt managed the bookings and Katt did the cleaning. In June of 2022, again for financial reasons, we started renting the master bedroom in the house as well as well as the cottage.**

I am 83 years old and on a **relatively low fixed income (\$4350/month)** given my **\$2256 mortgage and utility costs greater than \$1000** in cooler months.

(Electricity was \$600 in April.) \$4350/month doesn't go very far.

① The county received 10% of all rental fees charged to our AirBnB customers. I didn't receive any notice about needing a permit and I didn't even think about it as 2 decades ago I short-term-rented part of the house I then owned in West Marin. Only the 10% occupancy fee was required. In January 2023, with a truck that gets 8 miles/gallon, my son, Scott, and his family moved into an apartment closer to my grandson's school in Arcata. I currently live in the Elk River house alone though my family from Thailand continue to help with property upkeep and rental management, and cleaning. Katt and Shaun are now doing the property management.

History regarding this application and the original complaint:

② Much to my surprise, in late August 2022, I received a letter from the Humboldt Planning Department saying they had received an anonymous complaint and I could no longer do short term rentals. The name of the person complaining and why they were complaining were not shared. (Is this the due process which is a bedrock for democracies?) I guessed the complaints were ones I had heard regarding two different guests who did not follow the driving speed posted limit. Several of my neighbors have good reasons to want to avoid the dust that blows toward their houses when fast drivers pass.

③ The day following the arrival of the letter I was standing at the Planning Department counter in tears, pleading that there must be something that could be done. The security of being able to keep my house was being threatened. The kind woman on the other side of the counter excused herself to talk with her boss. Her Planning Dept boss suggested that I apply for a special permit to have a Bed and Breakfast business which is not illegal in Humboldt County as short-term rentals are.

I received a letter the following week with instructions and my business was closed down on Sept 9, after the near-term-renter reservations were honored. All other reservations had to be cancelled. The application process had been communicated and I was told I could rent to people as long as it was for 30 days or more. My focus was on getting the BnB permit. Having completed all application requirements, I waited for an appointment with a planner. Shaun and I met with planner, Trevor Estlow, on October 3, 2022, paid the \$2165 application fee and began the process for getting the permit. When asked about timing, Trevor said he had more than 40 applications ahead of mine and permits usually take about 4-6 months. My heart sank again.

① **From July of 2021 to Sept 9, 2022, I hosted 444 short-term vacationers in my cottage and 43 in the master bedroom.** The provided sample of guest reviews will allow you to assess the quality of people who came to our property and what was typically shared in our guest books. We had 186 reviews all of which expressed guests were very happy and grateful for being here.

② **From Sept through December of 2021, my AirBnB receipts for the short-term guest bookings for the cottage rentals were \$14, 256. When I was closed down, my income from long-term rentals for the same 4-month period in 2022 was \$4,612, only one third of previous year's earnings.**

I had been able to pay all my bills on time when I was renting short-term with AirBnB. **My long-term rental income from Oct 2022 through June 2023 has been 38% of previous short term rental income for the same time period, and along with my fixed income has been insufficient to pay my living expenses.**

I've gone in debt every month since Sept of 2022 and now am in my 9th month of the process with the Planning Dept. **The planners I have worked with have been really great,** but the department is drastically understaffed for the workload planners carry which results in what feels to this citizen like an unreasonable, and for me costly, processing time. I just got a bill for an additional \$2,438.04 for work done by Steve Lazar through June 6, in large part a result of work he needs to do to respond to people opposing my application **who don't even live in the Elk River Court community.** I have been told I can anticipate at least \$1600 to cover the July 6 meeting.

Concerns raised in the 7 letters sent before the June meeting time to protest my application being approved:

Last month, well before the letters opposing my application had been received, I called Kristie about my application for the special permit to ask what she would like me to do to honor her request for guests not going into her property. She informed me she would be fighting to have my application turned down as a matter of principle. Planner, Steve Lazar will address issues of zoning, ordinances, local laws, etc. I will respond to the issues I can.

Concern that if my application is approved, it will open a flood gate of applications in the Elk River area.

There already is a flood of unpermitted AirBnB offerings in Humboldt County, including in the Elk River area. With the time and financial cost of my trying to get a permit, I expect many will choose not to undergo this process.

Concern about traffic impact and renters driving above the 10 mile/hr or less speed limit:

①

Prior to the complaint filed with the Planning Dept, I had had 2 Elk River Court community neighbors complain about 2 renters driving over 10 miles/hour. After the first complaint, my property manager began sending a "welcome letter" that emphasized the 10 miles/hour or less limit and reasons for it. Several months later, another neighbor complained about a renter who had driven over 10 miles/hr. I began calling every prospective guest the day before they were scheduled to come to personally emphasize the importance of the driving speed limit. This has made a difference. I also went the second time to everyone living on Elk River Court to get their input, ask if there was anything else needed and ask them to please call me right away with any concerns in the future. I was met with considerable appreciation for my efforts and care.

②

There is one additional unexpected point regarding traffic impact. Eighty percent of my 30+ day renters in the cottage have had 2 cars, 60% in the master bedroom. It was fairly rare, for short term renters place to have more than one car, no more than 10-15%. For the Elk River Court community and others living on or off of Elk River Rd, it's clear my having long term renters has had greater traffic impact and probably will have in the future.

I have been genuinely caring and responsive to my neighbors' concerns about dust and driving speed and have been engaged in our small community. I helped co-owner of the road, Steve Painter who mostly resides in Southern California, by being his liaison with the Fire Chief about the bridge. My family and I supported the bridge upgrade done by the community, and I have helped Katy Gurin make contact with neighbors regarding the Caltrout survey. I have good relations with all neighbors. When I went around and talked to my neighbors before what I thought would be the May 2023 completion of the B&B decision, neighbors in all 7 other occupied houses in the community signed a note in support of my getting the BnB permit. The Franceschis who live on Elk River Road where ER Court enters also signed in support. (See map included) Steve Painter has the 8th ER Court residence though is here infrequently because of his job in Temecula. I reached him by phone, and he said, "I don't have any problem with what you are doing." The Elk River Court community IS the community most potentially impacted by my having a BnB and I will continue to take care to make sure my renters comply with the rules that protect the community and make sure my neighbors remain comfortable and supportive. The one neighbor who was least enthusiastic about my renting

③

The Franceschis who live on Elk River Road where ER Court enters also signed in support. (See map included) Steve Painter has the 8th ER Court residence though is here infrequently because of his job in Temecula. I reached him by phone, and he said, "I don't have any problem with what you are doing." The Elk River Court community IS the community most potentially impacted by my having a BnB and I will continue to take care to make sure my renters comply with the rules that protect the community and make sure my neighbors remain comfortable and supportive. The one neighbor who was least enthusiastic about my renting

④

particularly didn't like new renters coming late on their first night. I am now communicating check in must be before 9 pm to accommodate this neighbor's concern.

Renters trespassing on Kristie Wrigley's redwood forest:

(d) The redwood forest on the south side of my property is owned by Kristi Wrigley. When we first arrived, she let us know we were welcome to walk in her forest. I so appreciated Kristie's welcoming us, her friendliness and generosity. As owner, I take responsibility for what happened next. Scott and Katt assumed given what good people were staying with us that they too could go in the woods. I screwed up because after my initial input, I wasn't paying attention to what was said on the AirBnB website. Also, Shaun had communicated at one point that Kristie didn't want renters going into her property. I thought I had communicated that to Scott and Katt, but I hadn't. I felt really bad when Kristie contacted us understandably angry about several guests trespassing. We immediately made sure there was nothing on our listing mentioning the redwoods and began sharing with guests that the redwood forest south of our property was private and no trespassing. This weekend I will put up a sign stating that. I regret my family and I didn't get all aligned on making sure Kristie's wishes were known by all and honored from the start. Also, In June I started giving all guests "House Rules". They reinforce the very slow driving required and they make explicit the "Private – NO TRESPASSING" south of our property.

Issues of public safety and access: "Add to already distressed crime threats" "unaware short-term guests, increase fire threats."

For two years we have been renting, 14 months to short term guests, 9 months long term. I called the sheriff once because Scott and Alex were run off Elk River Rd Road by a speeding logging truck when they turned onto it from Elk River Court. Otherwise, we have not needed the police nor other emergency services. No crimes, no emergencies.

(h) **What needs to be understood is WHO ARE GUEST ARE simply doesn't fit the assumptions made by those opposing my application.** 440/444 have been mature, thoughtful caring people delighted with what they experienced in our cottage or master bedroom and mindful about taking care inside and out. (Four were 2 sets of young immature women, driving fast and one driving into the fence and not paying for the damage.) This property simply does not attract bad actors or criminals. The people who have been drawn to stay at our property have been of very high quality and grateful for the peace and

quiet and beauty of the gardens and surrounding nature. Please check out the sample reviews in this packet.

① **Ambulances can cross the bridge.** Verizon works in both rental areas and renters with different cell carriers can use wifi-calling very successfully given our **strong Starlink internet.**

Fire Safety: Yes, my neighbor did have a fire in his house and the fire department did the best they could. With my help, Steve Painter will be pursuing a solution to resource the ER Court community with adequate access for water to fight fires in our community.

This spring I helped Steve to obtain from the fire department a **copy of the re-certification document that verifies the bridge is confirmed to be able to hold the Humboldt County's one small fire engine.** Since it is sometimes loaned to other communities experiencing a wildfire, is not permanently manned, and is housed across from Redwood Acres (15 min away), Steve is planning to propose when he comes back this summer that he/we all dig a trench for a water line from the Elk River Rd side of the bridge to within the needed proximity to all of the houses. (This will be coordinated with proper authorities.) **This community initiative would allow the fire station's water truck to provide water for firefighters in case of a blaze.** (I have a close friend who was the HR Manager for Santa Rosa for years. She is of the opinion that it should be the Fire Chief's job to figure out how to resource his department so he can effectively serve all those who pay taxes to support Fire Department services.)

Increased demand for & burden on county services: It seems illogical, given the quality of people who have come as AirBnB renters and our track record, that there would be any greater demand for county services, particularly since I am now and will be renting long term when not able to rent short term.

My having a BnB would be a detriment to the greater Elk River Community and "fragile ecosystem":

② **I don't understand,** given the quality of guests we attract and their thoughtfulness, **how they can be seen as negatively impacting anyone** else up stream or downstream on Elk River, or the river itself, especially given I will have long term renters in the two rooms if I am not doing a B&B. **In our House Rules, we welcome our guests to walk across our field to the high bank above the river on our side to see the river but not to climb down to the river (same for their dogs).** I've let Katy Gurin know that I am eager to do whatever I am advised for supporting the river's restoration. She arranged for the

engineer to come talk with me later this month and Elizabeth Pope whom I met at the Watershed presentation at the Grange interviewed me at my home on June 20. I look forward to my awareness growing so I can make sure I understand how to protect the river, the ecosystem and hasten its restoration as best I can. My family and I model care for the environment, and the people who have picked this place to stay, have also seemed to be environmentally sensitive and thoughtful.

Impact on the greater Humboldt County community:

My short-term rental guests have positively impacted the greater Humboldt community in three different ways. First, the tourist revenues received by businesses in Eureka, Arcata, Trinity and other close by communities are substantial. We provide many brochures that inspire guests to experience the wide varieties of beauty, nature, food and experiences our greater community offers. As Shaun was Photographer or Photo Editor of the Times Standard for 26 years, he has been a superb resource about the community for guests. The second benefit is the occupancy tax I have paid to the county. Third is the impact of who we are with our guests and the beauty, tranquility and peace we provide that have led most guests to want to come back to the area and to our special places as their home bases. I keep a guest book in both rooms in which most guests have chosen to write entries. There are 186 reviews in total.

Most guests speak of how grateful they are for the peace, quiet and beauty they experience staying here and the friendliness and helpfulness of my property managers and myself. A couple of couples have referred to what we have created as a sanctuary in which they could relax and recover from their highly stressful lives. Our guests' energy of appreciation and increased sense of well-being gets extended out and multiplied when they venture into the greater community. I'm including a sampling of their entries in this packet. The positive feedback on the AirBnb website has resulted in our being designated a "Super Host" with ratings on our two offerings of 5.0 and 4.8, both out of 5.0 as the highest.

Other suggested potential health concerns related to living in the Elk River Valley and The ER Court community – Septic, Flood, Water

Septic: A staff member from the Environmental Health Section of the Planning Dept visited the property and said the system we have is adequate for 3 bedrooms. Any higher occupancy would require a new system. The previous owner was a family of three who upgraded the cottage and had friends and relatives stay when visiting. He said they never had a problem with the septic system, nor have we. He had it pumped right before I moved in. Our House

Rules request guests put toilet paper, diapers, etc. In the plastic bag in the covered container provided given a “relatively old septic system”.

Water: I had the well water tested and the storage tank and filtration system evaluated. There were problems which resulted in a **new UV filtration System being Installed and an ozone component installed in the water tank** after it was thoroughly cleaned. I also installed under the sink **additional drinking water purification in the cottage kitchen and the house kitchen.** **Guests in the master bedroom are supplied bottled drinking water.** I forwarded the details of our new system to Elizabeth Pope from the Water Quality Board.

(d)

Flood: I'm told the land where my house sits is the highest in Elk River Court community. The previous owner had a survey done and the **ground on which the house sits is not in the flood zone.** The field to the east of the gardens and house property is 8 or 9 feet lower than the ground floor of the house. The last time the field flooded this spring, it was still 2 ½-3 feet below garden grounds and 3 more to the house. The renters in my cottage at the time. weren't alarmed but were excited to see the transformation from field to a 200-foot wide, fast-moving river that mother nature created for a portion of the 1 ½ days before the river receded back to its original banks.

Thank you for taking the time to read this and for your consideration of what I have shared and my application for a special permit.

Respectfully,
Nancy Young

Nancy Young: Record# PLN-2022-17962 (APN) 304-321-091
Date of hearing 07/06/2023

Comments on Clair's letter of approval.

- 1) Claire is not exactly a neighbor. She lives 1/3 of a mile away and not on Elk River Ct. Driving continues to be an issue as I discussed with Scoot about a month prior to their closure, 2 drivers (guests) of commercial contractor trucks that were not observing the speed limit on this private road.
- 2) Limited or not. \$52,000 annually qualifies Nancy for a comfortably upper middle class income.
- 3) If that were true, we would not be here now. Obviously the problem must fall upon someone's shoulders. If all this were handled properly to begin with there would be no problem.
- 4) Elk River Ct has had a significant increase in the amount of traffic that would otherwise not even enter this road. 487 guests in 14 months that's a lot of traffic for a private one lane gravel dead end road with a tired wooden bridge.
- 5) I am one of Nancy's closer neighbors living just 100 yards away, and I am objecting.
- 6) make life more difficult for closer residents and add to Nancy's bank account.
- 7) I see nothing but headaches and burdens for the rest of the residents in this area.

07/06/2023


From: [Claire Josefine](#)
To: [Planning Clerk](#)
Cc: [Lazar, Steve](#)
Subject: Record #PLN-2022-17962
Date: Friday, June 23, 2023 8:08:11 AM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

I am writing in support of approving the special permit for Nancy Young's bed and breakfast on Elk River Court.

① I am a neighbor of Nancy's and can honestly say that I have never experienced a problem with her hosting airbnb guests. What problems other neighbors might have experienced were quickly remedied by Nancy upon learning of them.

Nancy is an elderly woman on a limited income, hoping to share a couple of rooms in her house to help make ends meet while providing a welcoming stay to visitors to our lovely area. She is the exact opposite of a problem airbnb host; she lives in the house and is not taking housing away from long-term renters. Any increase in traffic would be minimal. (Elk River Road already carries considerable non-resident traffic because of the Headwaters trail.)

⑤ Apparently some Elk River residents, who are not Nancy's neighbors, are objecting because they want to emphasize the agricultural uses of Elk River valley over perceived commercial/tourist use. In that we are zoned Residential/Ag out here, I believe there is room for both small, owner-occupied airbnbs and agricultural use. The one does not take away from the other.

⑥ In addition to providing a service to guests, Nancy's airbnb will add to the county's tax revenue by contributing bed tax collected from each stay.

I really do not see any problems with Nancy having a small airbnb in her home, while I do see benefits to Nancy, visitors, and the county coffers. Please approve her request for a special permit.

Thank you,

Claire Josefine
7512 Elk River Road
Eureka, Ca 95503

From: [Michael Jackson](#)
To: [Planning Clerk](#)
Cc: [Lazar, Steve](#)
Subject: Nancy Young: Record# PLN-2022-17962 DOH 7/20/2023
Date: Tuesday, July 11, 2023 11:48:06 AM

Caution: This email was sent from an EXTERNAL source. Please take care when clicking links or opening attachments.

- 1) Something that has not been mentioned previously is that there is a shared easement between the properties of Nancy's and the house that burnt across the road from Nancy's. This easement is frequently blocked by cars due to lack of parking.

- 2) When they first moved here, Nancy and her son were driving Toyota Priuses. Not long after the Airbnb began buzzing with guests, Nancy pulled up in a new Mazda, while Scott arrived in a pickup truck with a high lift and oversized wheels and tires, that reportedly gets 8 mpg. The unpermitted Airbnb racket must be a profitable risk. Yet she complains about the cost of living here and "utilities that are humungous". I guess I would be complaining too if my electric bill was \$600 for one month.

- 3) I bought and paid for my home here almost a quarter of a century ago. We pay taxes yearly and manage other necessary expenditures to be able to live in the peaceful, quiet beauty, nature has created here. The same beautiful, peaceful, tranquil environment Nancy boost about creating for her guests. We pay our bills on time and have never burdened our neighbors with our financial situation. Our property has had all of my family's blood, sweat, and tears soaking into it for many years. We love and respect the peaceful, quiet, and tranquil beauty of this area to a much greater extent than all of the guests Nancy has attracted. We have every right to be able to continue to enjoy the peaceful, slow paced life here on this private road, without having to be subjected to the onslaught of unknown people arriving in unknown vehicles. Without having sleepless nights due to the stress of all this. Even though most of this unwanted traffic would likely be heading to "The Cottage", this thought provides me with no comfort. I am not willing to give in and leave the comfort and security of my home whenever guests arrive. I should not have to leave home in search of the peacefulness and tranquility I was always able to experience within my property and surrounding area prior to the opening of Nancy's. establishment. Please do not allow this special permit. Thank you.

- 4) Nancy has mentioned several times her concern and caring for her neighbors and community. Where was this concern prior to starting the unpermitted Airbnb? Why was there no letter of her intention prior to starting an Airbnb. Instead, she circulated a letter after receiving the complaint from the Planning Department begging neighbors for support. I truly believe Nancy moved here, seeing this property with "The Cottage" as the perfect Airbnb location to glide in under the radar. I feel Nancy began grooming the neighborhood with sticky kindness upon her arrival here. So she could hopefully have the support of this small community should the situation arise where her legacy would be threatened, As I have mentioned in my other letter to the Planning Department, shortly after moving out here, prior to their yard makeover in June, She

made the comment expressing the need to clean out or closeout the Airbnb at her previous residence before they could get this one up and running fulltime. I get the impression Nancy is not the innocent victim she is portraying. I believe she has been involved with the unpermitted Airbnb business more than she is admitting to.

5) As a direct result from the blatant disrespect Nancy's son expressed toward to my family and myself following the meeting of June 6th, I no longer feel any obligation to keep this to myself and I have no remorse in disclosing this troubling information. I was telling him that I moved there almost 25 years ago, that there was no Airbnb on road at the time, and if there had been, I would not have bought my house there. With that, Shaun shrugged shoulders, put his arms and hands out to his sides, and made a, so what, who cares, face at us. So with that being said, Nancy appeared to have no problem going to and obtaining an endorsement for her cause from the neighborhood drug house. Perhaps it was another favor swap. Like the disc golf equipment her son, Scoot acquired from the same lo person, for "neighborly assistance". The same disc golf equipment offered to their guests as an activity during their stay. If their guests only knew where it originated. Everyone out here, including Nancy and her family is aware of this neighbor's habitual illicit drug use, sales and manufacturing. This house and individual have had at least five multi-agency raids, several felony arrests for possession of controlled substances for sale, including heroin and meth, manufacturing concentrated cannabis, cultivation and possession of hundreds of marijuana plants, hundreds of pounds of processed marijuana, several pounds of concentrated cannabis, possession of equipment to manufacture concentrated cannabis, polluting the river, illegal dumping, providing a dwelling for drug use, and the list goes on. Several other felons have been apprehended at this same residence on several different occasions. There have been countless times that the HCSD has responded to this residence on several occasions during all hours of the day and night. Yet Nancy had no problem going to this house to secure another endorsement for her cause. The signature she obtained from this resident is not the signature of the property owner. As of June 28th 2023 this person has been in the Humboldt County Correctional Facility after being arrested, once again, by the Eureka Police Department for a bench warrant charging him with felony possession of a controlled substance for sale. All this leaves me with a very troubling question to ponder. How much does Nancy and her family truly care about anything other than their own personal gains?

Nancy Young Permit request: Record # 2022
17962 (APN) 304-321-091

Date of Hearing 07/06/23

I'm Annabel Jackson I would like
to have my signature removed from the
Nancy Young Special permit approval list.

7/6/23

Annabel Jackson



david franceschi <dapisan340@gmail.com>

Bed and breakfast

1 message

david franceschi <dapisan340@gmail.com>

Thu, Jul 6, 2023 at 4:31 PM

To: david franceschi <dapisan340@gmail.com>


We the Franceschi's find the negativity being brought forward by some Elk River residents regarding the establishment of a bed and breakfast located in Elk River Court to be unwarranted / too little too late. The single family residence located at 7557 Elk River Rd has recently been permitted not only for a single family dwelling, but also an apartment conversion along with an additional bed and breakfast type / style conversion. Furthermore, there are other established bed and breakfasts located both to the north and south of us.

Sincerely
Dave and Teresa Franceschi

Omig. No words. Well, um...
spectacular!


Love the quiet, too.

- Jason

Thank you 
8/7/22

VERY PEACEFUL SETTING, QUIET SURROUNDING
AND THE VIEW IS OUTSTANDING. THIS HAS BEEN
THE MOST PLEASANT ABBB STAY IN MY EXPERIENCE.
THANK YOU VERY MUCH FOR MAKING THIS OPPORTUNITY
AVAILABLE.

T.J. DENTON 08/18/22

A WONDERFUL PLACE TO STAY: WE
ENJOYED OUR TIME HERE IN EUREKA
AND LOVED THE BEAUTIFUL BEACHES,
REDWOODS, AND HIKES. A NICE PLACE
TO UNWIND AND ENJOY THE OPEN
FIELD & SOUNDS OF NATURE 

LAUREN & PETER
JULY 2022


This place is beautiful and
wonderful. It feels like a sanctuary.
We love the open field, wide deck,
red wood trees, comfortable cozy
place. The host is very kind +
welcoming. Thank you for our lovely
stay. We will be back.

Alex & Cherie
July 2022



Peaceful, well stocked, smells like
flowers - couldn't have been
more beautiful. And what a
stellar and compelling collection
of books!! Clearly a lot of love
and thought invested here.
We loved it. Thank you!

August 10-11, 2022 Niki + Melis

Mel + Cami !! Thanks!
Nice room 

We had the most wonderful time
for our first family trip! The room
is comfortable & inviting!
Our lovely hosts are such sweet
welcoming people that it was
easy to feel at home. We will
absolutely be back!! Hopefully
very soon!!

BEDROOM HOUSE - Haley, Ben, Little Logan
7/30/22


Peaceful, well stocked, smells like
flowers - couldn't have been
more beautiful. And what a
stellar and compelling collection
of books!! Clearly a lot of love
and thought invested here.
We loved it. Thank you!

August 10-11, 2022 Niki + Melis

7/15/21 

Although our stay was short, we had a great time resting & enjoying the garden + fresh air. The place was very clean & adorable.

Thank you for hosting and greeting us even when we arrived super late

↳ = Vroom Vroom  @ Christine & Darioush @

Even though our stay was only 1 night it was one of the best places we have stayed! 100%. They even shared crops from their amazing garden.

-Inara Smith

~~COFFEE~~
~~UP BEANS~~
~~REVIEWS~~

July 18, 2022

Although it was a short visit on our way up to Oregon, Nancy's Elf River Cottage was a beautiful space to stay. We are so thankful to have stayed at this peaceful cottage and for our welcoming host! Hopefully we will be back!

Thank you,
Macie, Kevin, & Bernie 🐾
(traveling from the Bay Area, CA)

All we can say is "Wow"

What an utterly charming slice of heaven. We slept so deeply and peacefully.

We came to town for a wedding - what we left with was an experience to remember.

Fantastic hosts ♥ Fantastic Garden; Fantastic Everything

Thank You So Much
Joel & Desnead
James The Yarker

4/29-5/1

Thank you for the great place to stay while we were in town for the Avenue of the Giants half marathon. We loved the beautiful garden and hearing the Prog! This really is a slice of heaven

-The Niblocks
Braden, Hillary, Margot
and Marcie 🐾

All I can say is WOW! What a MAGICAL little spot you have here! So serene and relaxing! It is truly a slice of heaven! Thank you for sharing your home with us!

Shannon & Rusty
New Mexico