

From: [Eleanor Hanson Wise](#)
To: [PlanningAgency](#)
Subject: comment re: vacation rental ordinance
Date: March 13, 2022 10:04:00 AM

EXTERNAL

Hi there,

I would like to add my comment in regards to the new vacation rental ordinance ORD21-0005. I am an owner of a home in the lower Russian River community who rents it out to others when I am not there, but I also spend a good amount of time there, sometimes months at a time. I understand community complaints and the need for some changes.

However, I would like some more consideration for a responsible owner's rights. From what I have seen, there is no part of the ordinance that prevents or punishes someone who simply reports and reports any functioning vacation rental without cause, with racial bias, or with the simple goal of getting them marked as a "nuisance" and thereby removing every vacation rental from their vicinity. I have not seen any provision for mediation between parties.

Another thing of note is that I originally bought this home and only felt comfortable with putting it into vacation rental use as it

1. was originally built as a vacation home
2. was built in a vacation home area (close by to a vacation home my husband's grandmother would go to over 60 years prior!)
3. is in a floodplain (100 year floodplain goes to the ceiling height of living area) and cannot be raised due to its construction (cinderblock)
4. Is very small and uninsulated

While I understand the nature of the neighborhood changed over the years, this history impacts its use. Due to these considerations, this home is not well suited to year round residential use and in terms of emergency preparedness, actually reduces risk as we cancel any visitors when risk is a possibility. I would imagine it would be hard to codify any type of consideration of these factors, they are nevertheless factors.

Thanks for reading and considering my comments,
Eleanor Hanson

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