

STR DOCUMENT LIBRARY-

CONDITIONAL ACCESSORY/CONDITIONAL USE

SUPPLEMENTAL QUESTIONS FORM

All applications seeking a Tier 2 STR with 210 nights of rental use in the A, R-1, R-2, and R-MF zoning districts or a Tier 3 STR within the M-OF zoning district shall complete these supplemental questions. Failure to fully complete these questions will result in processing delays of the submitted STR application.

General Conditional Use Permit Review Criteria.

- (A) The proposed conditional use complies with all standards and provisions in this chapter applicable to the base and overlay zone district where the property is located;
The property will meet all requirements related to occupancy limits, parking, safety, and operational standards as required by the City's short-term rental ordinance.
- (B) The proposed conditional use is consistent with the city's adopted comprehensive plan;
The proposed use is consistent with the City's comprehensive plan by supporting flexible housing options while maintaining the residential character of the neighborhood. The STR will operate within an existing residential structure and will not alter the intended use of integrity of the area.
- (C) The proposed conditional use will be in conformance with the character of the adjacent area, within the same zoning district, in which it is located. In making such a determination, consideration may be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site;
The property will maintain its appearance as a single-family home, and no structural changes are proposed. Landscaping, building scale, and design will remain consistent with adjacent properties.
- (D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion;
Guest traffic is expected to be similar to that of a typical single-family residence. Off-street parking is available and will be clearly communicated to guests to prevent any disruptions.
- (E) Sufficient infrastructure and services exist to support the proposed use, including, but not limited to, adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided; and
The property is served by existing infrastructure, including utilities, water, sewer, and storm drainage, all of which are adequate to support the proposed use.
- (F) The proposed conditional use will not cause significant adverse impacts to surrounding properties.
Measures will be in place to minimize potential impacts, including guest screening, clear house rules, occupancy limits, and local management availability to address any concerns promptly.

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Specific Short-term Rental Conditional Use Permit Review Criteria.

- (A) Whether the proposed STR is used for any part of the year by the registrant as a residence. If so, for how long?

The dwelling is not used as the registrant's residence. It will be operated as a STR in accordance with City regulations.

- (B) Whether or not there are established STRs within 300 feet of the proposed STR measured in all directions from property lines "as the crow flies".

To the best of my knowledge, there are no established STRs within 300 feet of the property.

- (C) Whether the proposed registrant has previously operated an STR and if such operation has resulted in a history of complaints, a denied STR certificate of compliance, or revocation of an issued STR certificate of compliance.

The registrant has previously operated a STR. There was 1 complaint of a guest posting a Trump sign on election night and parking on a yellow curb. No denied/revoked certificates.

- (D) Whether the proposed STR will increase the intensity of the use of the property and cause increased traffic or noise coming from the property.

Guest occupancy will be limited in accordance with City regulations, and turnover will be managed to minimize disruption. The property will not be used for events or large gatherings.

- (E) Whether there is support for the establishment of the proposed STR from neighboring property owners.

To the best of my knowledge, there are no owner-occupied properties immediately adjacent to the site. The owner of the house to the west lives out-of-state. I have met the owner of the house to the east, and he is supportive of STR. Due to the area's student rental turnover, I have not