

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;
- (B) The proposed conditional use is consistent with the city's adopted comprehensive plan;
- (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;
- (D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion;
- (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
- (F) The proposed conditional use will not cause significant adverse impacts to surrounding properties.
No, it will not cause adverse impacts to the surrounding properties. Please see the attached sheet to further explain.

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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?
- (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”.
- (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.
- (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.
- (E) Whether there is support for the establishment of the proposed STR from neighboring property owners.
This neighborhood where my short-term rental is located has a large number of rental properties, so with frequent turnover, I don't know many of the residents but have never had any complaints.

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F. The proposed conditional use will not cause significant adverse impacts to surrounding properties.

1. Comparable Residential Use- the property will function similarly to a typical long-term residence, with no commercial operations or high-traffic activities that would disrupt the neighborhood.
2. Effective Management & Guest Screening- the rental will be professional managed with strict policies in place to ensure responsible guest behavior. Guests will be screened, and house rules will be enforced to prevent disturbances.
3. Noise Control Measures- Quiet houses will be implemented.
4. Minimal Traffic & Parking Impact- the rental provides sufficient on-site parking.
5. Property Maintenance & Upkeep- the home will be well-maintained to ensure it remains in excellent condition, enhancing rather than detracting from neighborhood property values.
6. Compliance with Local Regulations- The rental will fully comply with local zoning laws, permitting requirements, and community guidelines to ensure it operates within established legal and community standards.

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.

The proposed short-term rental is unlikely to have a negative impact on traffic or noise for several reasons:

1. Comparable occupancy- the number of guests staying at the property will be similar to that of a typical long-term resident, ensuring no significant increase in usage.
 2. Limited. Traffic Impact-Guest generally carpool minimizing additional vehicle traffic. Additionally, check-in and check-out times are staggered, preventing any sudden surges in traffic.
 3. Stick House Rules & Management- The rental will be professionally managed with clear policies on noise levels, parking, and guest behavior. Quiet hours and occupancy limits will be strictly enforced to ensure minimal disruption to neighbors.
 4. Neighborhood Compatibility- The property's use as a short-term rental will align with typical residential activity. Visitors will primarily use the home for accommodation, similar to a traditional homeowner or tenant.
 5. No ongoing High Impact Activities- Unlike event venues or commercial properties, short-term rentals serve as temporary lodging rather than a hub for large gatherings or parties, keeping noise levels consistent with normal residential use.
- Given these measures, the short-term rental will not negatively impact traffic or noise in the area.