

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;
Yes. I believe the proposed use complies with all applicable standards and provisions for this district.
- (B) The proposed conditional use is consistent with the city's adopted comprehensive plan;
Yes. The proposed 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;
Yes. The proposed use is in conformance with the character of the adjacent area and will continue to be consistent with location, height, and landscaping standards.
- (D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion;
Adequate access and parking are provided. At significant personal expense, we removed a large aging tree to make way for a compliant driveway, and as soon as the permits are approved the project will be completed. We have also secured off-street parking through an active lease with Coleen Bartok at an adjacent property, further ensuring this use will not add to the city's parking or traffic challenges.
- (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
All necessary infrastructure and services are in place, including utilities, drainage, and sanitation. We have already completed improvements enabling this property to operate as a safe and reliable high-end short-term rental. It also functions well as a mid-term and long-term rental, and it has already demonstrated a very positive track record for the city.
- (F) The proposed conditional use will not cause significant adverse impacts to surrounding properties.
The proposed use will not cause adverse impacts. The property already has a strong history of operation without issues, and we actively maintain positive relationships with our neighbors. We place high importance on open and proactive communication, which ensures concerns are addressed quickly and relationships remain constructive.

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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 property may occasionally be used by us for short stays, but it will not serve as our primary residence.

- (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 my knowledge, only one other STR application exists within 300 feet. I am not aware of any others. Neighbor support will further confirm that this use will not oversaturate the area.

- (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.

This property has no history of complaints. It holds an outstanding reputation on STR platforms. We maintain open communication with neighbors and address any concerns immediately. Compliance has been consistently upheld.

- (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 use will not increase traffic, parking demand, or noise. The property has already operated below the maximum allowed nights without issue. It has proven to work smoothly in the neighborhood.

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

Yes. Neighboring property owners are supportive, and I will submit written evidence of this. Our business presence next door allows for direct oversight and regular contact with neighbors, which further ensures accountability and responsiveness.