

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 this is correct.

- (B) The proposed conditional use is consistent with the city's adopted comprehensive plan;
Yes, I believe this is correct.

- (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, I believe this is correct. Other than eventually painting the exterior of the house and re-installing a privacy fence that was in disrepair and removed in 2024, there are no plans to change the external appearance of the house.

- (D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion;
Yes, this is correct.

- (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
Yes, I believe this is correct.

- (F) The proposed conditional use will not cause significant adverse impacts to surrounding properties.
Yes, I believe this is correct.

STR DOCUMENT LIBRARY- CONDITIONAL ACCESSORY/CONDITIONAL USE SUPPLEMENTAL QUESTIONS FORM

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?

1-2 months a year, for a month in the summer and in shorter visits throughout the year.

- (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".

I do not believe there are any STRs that close to the house based on my online searches on AirBNB and VIRBO

- (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.

No

- (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.

I will carefully screen each applicant and will have explicit rules that there are to be no parties and all non-registered guests have to leave by 10 pm. If any complaints occur, I would not hesitate to ask the guests to leave if they do not immediately resolve the issue.

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

I have not spoken directly to the neighbors about this, but I welcome their input. My goal is to just break even with the mortgage payments on the house, and to have a clean, peaceful place for my family when we visit. I am not interested in maximum occupancy.