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, this property will comply with all standards and provisions, and rented under the city's STR allotment of guests, max #5.

(B) The proposed conditional use is consistent with the city's adopted comprehensive plan;

Yes.

(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.

(D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion;

Yes, parking for 3 cars in the driveway.

(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.

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

It will not. It is currently being used as an STR without any issues or complaints.

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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?

This property will be and has been used strictly as an STR.

(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".

No.

(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 is Hunter Wengers' ony STR. Hunter has operated long term rentals with no complaints, for 20+ years.

(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.

This property is limited to 5 guests. We have seen or been reported NO increased noise of traffic.

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

We are in good standing with our neighbors. We regularly commit to beautifying the neighborhood through landscaping.