

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;
To the best of my knowledge, yes.
- (B) The proposed conditional use is consistent with the city's adopted comprehensive plan;
To the best of my knowledge, 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;
To the best of my knowledge, yes.
- (D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion;
Absolutely. The guest apartment is near the main house on a 20 acre parcel. The nearest neighbor is situated over 500 feet (door to door as the crow flies) to the south side of Timberhill Road.
- (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. This was also evaluated during the initial inspection/request for STR approval in August 2025. No material changes have been made to the guest quarters.
- (F) The proposed conditional use will not cause significant adverse impacts to surrounding properties.
No adverse impacts anticipated. The guest apartment is near the main house on a 20 acre parcel. The nearest neighbor is situated over 500 feet (door to door as the crow flies) to the south side of Timberhill Road.

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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?

Yes. Owners reside in the main house and often use the STR for visiting family & friends. Approximate usage for this purpose is 3-4 weeks annually.

- (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. The closest residential structure (neighbor's house) is over 500 feet from our home/STR.

- (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.

Our STR has been in operation since October 2025. We have hosted 25 guests thus far and have received zero complaints or violations.

- (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.

See text below (wouldn't all fit in this text field)

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

See text below (wouldn't all fit in this text field)

(D) Slight increase guest turnover. Impact is expected to be negligible. The property has a 270 foot driveway with an abundance of room for parking. Additionally, the owners/hosts intentionally discourage loud / rowdy guests by clearly stating the rental is co-located near the primary residence.

(E) We have directly discussed our short-term rental operation with our closest neighbors on Timberhill Road (over 500 feet from our house/STR). To date, none have expressed any concerns, objections, or negative feedback regarding our current operation or our request to expand our available rental nights