

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
- (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
- (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.
This property has provided short term rental service since September 2018 and has incurred NO adverse reactions from any neighbors in that time. Clearly this indicates no adverse impacts.

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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?
It has not been so used.
- (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.
No complaints have been made nor have any city sanctions been applied
- (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.
Short term tenants are far less intense users of the property as they are only in residence for a small portion of the year. Neither noise nor traffic impacts have been reported by neighbors.
- (E) Whether there is support for the establishment of the proposed STR from neighboring property owners.
Adjacent neighbors have frequently expressed their satisfaction with our short term tenants' behavior, and expressed their approval of continued STR usage of the property.