

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 it does. It is a one bedroom, one bathroom home located in an R-2 Zone.
- (B) The proposed conditional use is consistent with the city's adopted comprehensive plan;
It should be, 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;
It should be, yes.
- (D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion;
Yes. There is a dedicated driveway with off-street parking.
- (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
It is a single family home with all of these city amenities. Utilities were established on 4/29/2025.
- (F) The proposed conditional use will not cause significant adverse impacts to surrounding properties.
It will not. We live 2.9 miles away from this property and can be there in 12 minutes should an emergency occur. We have an extensive network of repair partners that we work with often.

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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 will not be used as a residence by the registrant. We own a primary residence a few miles away.

- (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".

We are unsure of the existence of other properties of this nature.

- (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 was used as an STR previously. They did not have a certificate of compliance.

- (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 was used as an STR previously. It was usually fully booked, so there will be no increased traffic. It is only a 1 bedroom, 1 bathroom home and can only sleep 4 people.

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

We certainly hope so. We plan to run a quiet Air BnB, checking the history of guests that apply to stay with us and only allowing guests with good reviews/standing.