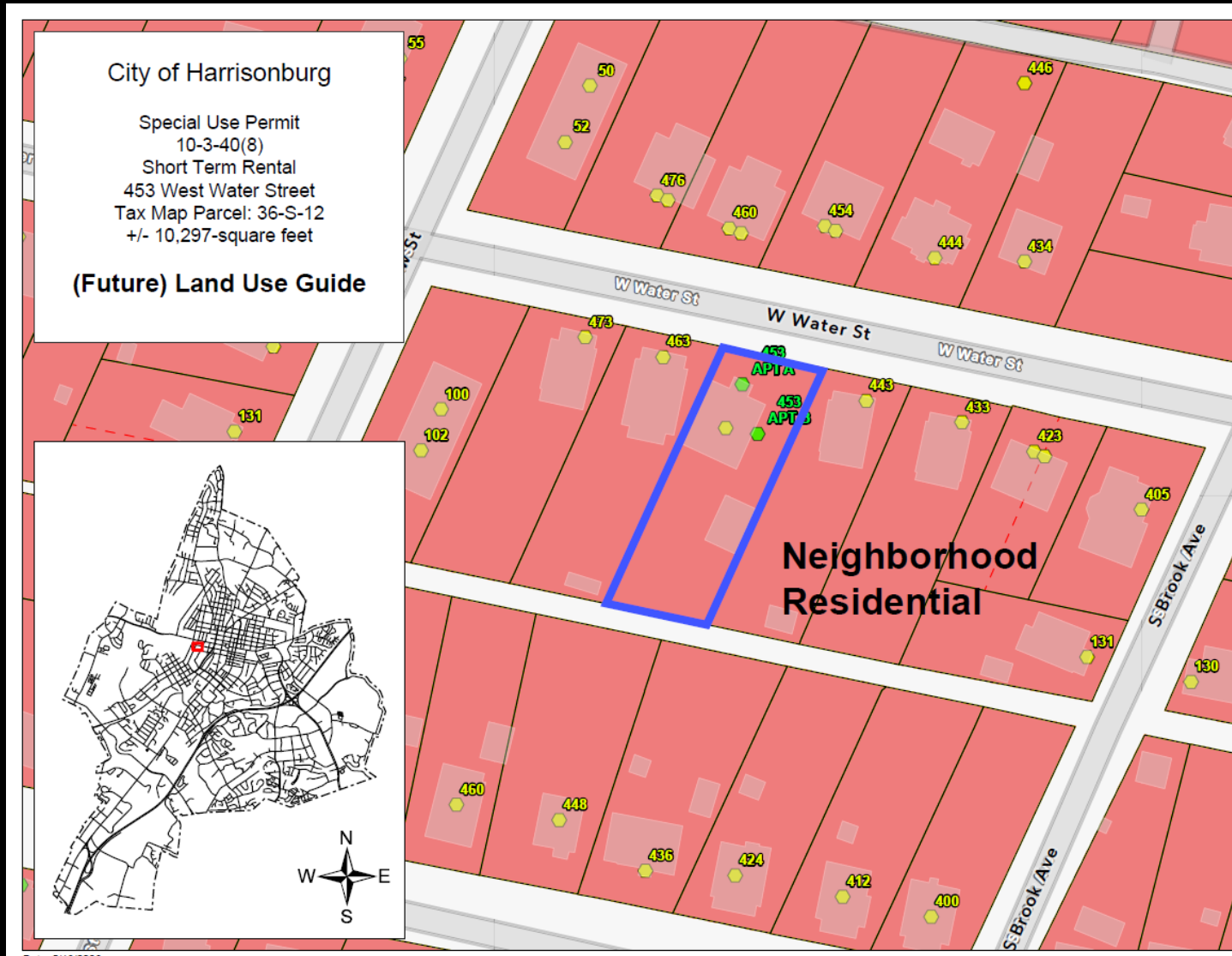
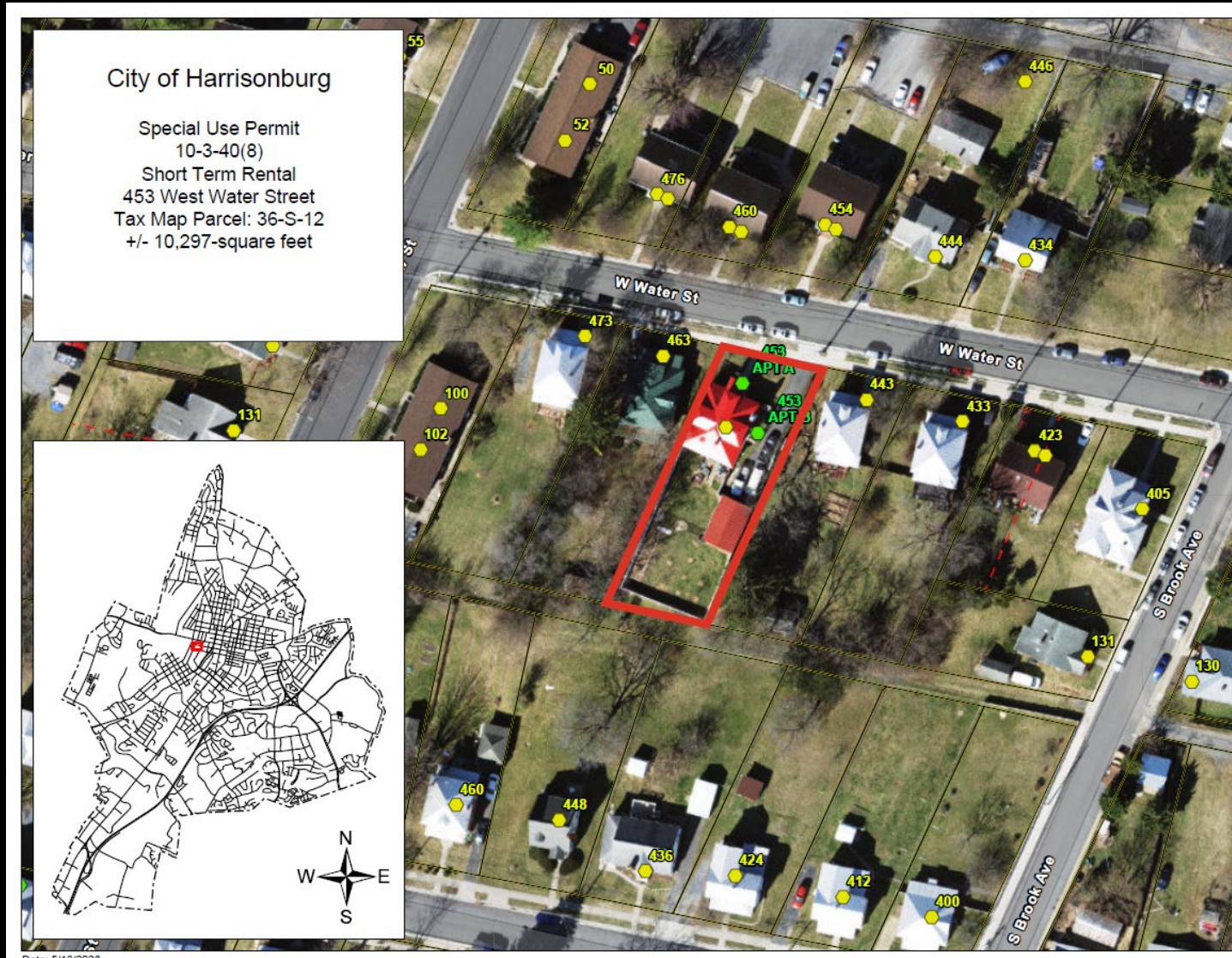


Special Use Permit – 453 West Water Street



Special Use Permit – 453 West Water Street



By Right Homestay	Short-term rental by Special Use Permit (STR by SUP)
The property must be operator's primary residence.	The property must be operator's primary residence.
May operate up to 90 nights per calendar year.	No limit on number of nights that the STR can operate per year unless conditioned by SUP.
Maximum of 4 guests.	No maximum number of guests unless conditioned by SUP.
Allowed only in principal dwellings.	Allowed in principal dwellings or accessory buildings unless a restriction is conditioned by SUP.
No off-street parking requirements.	One off-street parking space for each accommodation space, unless conditioned otherwise.





Suggested SUP Conditions

1. All STR accommodations shall be within the accessory dwelling structure (detached garage) described in the application.
2. There shall be no more than 2 STR guestrooms or accommodation spaces.
3. The number of STR guests at one time shall be limited to four.
4. Minimum off-street parking spaces do not need to be delineated and can be accommodated utilizing the driveway or other areas on the property.

Suggested SUP Conditions

5. Prior to operation, the operator shall submit to City staff a completed Short-Term Rental Pre-Operation Form. Furthermore, the operator shall maintain compliance with the items identified in the Pre-Operation Form when short-term rental guests are present.
6. If in the opinion of Planning Commission or City Council, the short-term rental becomes a nuisance, the special use permit can be recalled for further review, which could lead to the need for additional conditions, restrictions, or the revocation of the permit.

Recommendation

Staff recommends approval of the SUP request with the suggested conditions.