

MEETING DATE: August 11, 2020

STAFF: Brian L. Harker, Planner

PROJECT NAME: Short-Term Rental/Vacation Rental

CASE NUMBER/REQUEST: Case 20-400-07 – Short-Term Rental Permit – 1201 W. Walnut Street – John and Tadi West request approval of a Short-Term Rental

APPLICANT/OWNER: Vacation Rental – John & Tadi West

PROPOSED BUSINESS: Short-Term Rental

PROPERTY ADDRESS/LOCATION: 1201 W. Walnut Street

PROPERTY MANAGER: Tami Fife - 1431 W. 28th Terrace South, Independence

APPLICANTS' OUT-OF-TOWN MAILING ADDRESS: HC65, Box 456, Fredonia, AZ 86022

SURROUNDING ZONING/LAND USE:

North/Northeast: R-6...single-family residences

South: R-6...single-family residences

East: C-2...office building

West: R-6...single-family residences

THOROUGHFARE PLAN: W. Walnut Street is a local street

PUBLIC NOTICE:

- Notification letters sent out to property owners within 185 feet on July 22, 2020
- A notification sign was posted on the property on July 22, 2020

FURTHER ACTION:

Unless a valid protest petition is submitted, or the applicant seeks to appeal the action of the Planning Commission, this application is not reviewed by the City Council.

RECOMMENDATION

Staff recommends approval of the Short-Term Rental, subject to the following conditions:

1. The Short-Term Rental shall obtain a business license in accordance with the City Code and comply with Article 3, Chapter 5 of the City Code. The occupation license number shall be listed on all advertisements and online platforms.
2. The business must comply with all safety and other standards established by Section 14-420 of the City Code.
3. The house can accommodate 10 guests but may not exceed eight adults.
4. While the applicants are in residence, the home shall not be rented as a short-term rental.
5. No customer cars will be parked along the streets in front of the home.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

John and Tadi West intend to operate a short-term rental in their second home located at 1201 W. Walnut Street. They will live there three to four months out of the year but would like to rent the house to visitors during the remainder of the year while residing in Fredonia, Arizona. The applicants believe their historic, Queen Ann style home will appeal to those visiting the area's religious historical sites and the Truman Library.

The applicants will advertise their property via Vbro.com, Airbunb.com and Homeway.com.

BACKGROUND:

How owner plans to limit the number of guests for each stay:

The applicant's letter indicates that the 3,700-square foot home has four bedrooms (including two master suites) and five bathrooms. Thus, it can accommodate 10 guests, but will not exceed eight adults. The booking agents will inform prospective guests of the occupancy limit.

How owner will handle parking if more than one vehicle arrives per bedroom:

The booking websites will provide information on the number parking spaces available. Off-street parking, while legal along Walnut and Lexington, is not advisable. Between the two-car garage and the driveway, there are six on-site parking spots off-of the alley. If more than four tenant vehicles arrive at any one time, the applicants intend to cancel the reservation(s) or require the tenant(s) to park the vehicle(s) at another appropriate location like at the property manager's property.

How owner plans to address loud/unruly guests or complaints from neighbors:

The applicants will have cameras in common areas, so the local property manager will be able to respond to disturbances promptly. If unable to resolve the issue with their guests, they will contact the police department.

The site has been inspected and approved by the City's Fire Department and the Building Inspections Division of Community Development. The applicants state they will provide the required safety items outlined in Section 14-420-5A of the UDO.

The applicants indicate trash collection for the property will be provided by Ted's Trash Service.

EXHIBITS

1. Project narrative provided by applicant
2. Site plan/aerial photograph
3. Short-Term Rental Inspection