

## **Proposal**

The Applicants request a Conditional Use Permit to allow for a short-term rental within an existing four-bedroom single-family dwelling. The Applicants are not proposing any changes to the site or to the exterior.

### **1. Salem Area Comprehensive Plan (SACP) Designation**

The Salem Area Comprehensive Plan (SACP) map designation for the subject property is Single-family Residential. The subject property is within the Urban Growth Boundary and within the Urban Service Area.

### **2. Zoning**

The subject property is zoned RS (Single-family Residential). The proposal would allow a short-term rental within an existing single-family dwelling. Short-term rentals require a Conditional Use Permit within the RS zone, pursuant to SRC 511.005(a).

The zoning of surrounding properties is as follows:

North: RS (Single-family Residential)

South: Across Mission St SE - PA (Public Amusement)

East: Across Church St SE - PE (Public/Private Education)

West: RS (Single-family Residential)

### **3. Site Analysis**

The subject property consists of one tax lot with an area of 0.14 acres, lot width of 72 feet, lot depth of 87 feet. The property has street frontages of 72 feet and 87 feet along Church St SE and Mission St SE, respectively.

According to the Marion County Assessor, the property is improved with a 2713-square-foot two story house with a 1320-square-foot basement. The Applicant states that the house has four bedrooms. The site also includes an existing garage and a driveway.

**A. Circulation & Access:** The subject property abuts Church St SE along its Easterly boundary. Church St SE is designated as a Collector under the City's Transportation System Plan (TSP). The subject property abuts Mission St SE along its Southerly boundary. Mission St SE is designated as a Minor Arterial under the City's Transportation System Plan (TSP). Primary vehicular access to the subject property is provided via the existing driveway onto Mission St SE.

#### **B. Natural Features:**

**Trees:** The Applicant's site plan identifies zero protected trees on the subject property. The Applicant does not identify any trees for removal as part of this Conditional Use Permit

application. Any removal of trees from the property must comply with the requirements of the City's tree preservation ordinance (SRC Chapter 808).

#### **4. Neighborhood Association, Citizen, and Homeowners Association Information**

The subject property is located within the boundaries of the South Central Association of Neighbors (SCAN).

##### Applicant Neighborhood Association Contact

SRC 300.310 requires an Applicant to contact the neighborhood association(s) whose boundaries include, and are adjacent to, property subject to specific land use application requests. Pursuant to SRC 300.310(b)(1), the land use application in this request requires neighborhood association contact. On August 17, 2022, the Applicants contacted the neighborhood chair and land use chair to provide details about the proposal in accordance with the requirements of the SRC.

#### **5. Conditional Use Criteria**

SRC Chapter 240.005(d) establishes the following approval criteria for a Conditional Use Permit:

##### **SRC 240.005(d)(1): The proposed use is allowed as a conditional use in the zone.**

The subject property is zoned RS (Single-family Residential). Pursuant to SRC 511.005(a), short-term rentals are allowed as a conditional use in the RS zone.

##### **SRC 240.005(d)(2): The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions.**

The Applicants propose the following conditions to meet the above criteria of SRC 240.005(d)(2):

**Condition 1:** The maximum number of occupants in the short-term rental shall not exceed nine persons (two per guest room plus one). For purposes of this condition of approval, children under 12 years of age do not count towards the maximum number of occupants. In no case shall the total number of guests exceed 13.

**Condition 2:** The short-term rental shall be rented to only one group of guests at a time. Bookings of the rental by more than one group of guests at any given time is prohibited.

**Condition 3:** Use of the short-term rental shall be limited to the provision of lodging. Activities other than lodging, such as events, parties, gatherings, luncheons, banquets, weddings, meetings, fundraising, or commercial or advertising activities, are prohibited.

**Condition 4:** The Conditional Use Permit shall be valid only for the current Applicant/owner. The Conditional Use Permit shall not run with the land and is not transferable to any other Applicant or owner.

The Applicants believe that the above four conditions of approval and conformance with the applicable licensing requirements for short-term rentals included under SRC will minimize the reasonably likely adverse impacts of the proposed short-term rental to the immediate neighborhood.

**SRC 240.005(d)(3) The proposed use will be reasonably compatible with and have minimal impact on the liveability or appropriate development of surrounding property.**

The proposed use is reasonably compatible with the surrounding properties. The four conditions of approval ensure that any impacts to the livability or appropriate development of the surrounding area will be minimal.