



**TOWN OF PALMER LAKE
BOARD OF TRUSTEES - AGENDA MEMO**

DATE: June 9, 2022	ITEM NO.	SUBJECT:
Presented by: Town Administrator /Clerk		PUBLIC HEARING: Conditional Use for STR (2 unit) – 703 Platt Ln

Background

As previously communicated, staff has encountered multiple situations where existing property owners have more than one dwelling unit in a single-family residential zone. With the adoption of the short-term rental (STR) criteria, dwellings with multiple living areas or accessory dwelling will require a conditional use based on the code (code reference below)..

5.10.090 Limitations and requirements

L. Maximum Number of Licenses Per Parcel.

1. The Town shall issue no more than one license per parcel, subject to the provisions of this chapter.
2. Parcels may be eligible for more than one license on a case-by-case basis if the additional licenses are approved through the conditional use permit process set forth in this code prior to issuance of a license in accordance with this chapter. Applicants seeking two or more licenses for a single owner-occupied parcel and applicants seeking three or more licenses for a single parcel that is not owner-occupied must obtain a conditional use permit from the Town before the Town will process any such short-term rental license application.

This conditional use request is to allow the operation of 2 units on one parcel for the property owner. Management will be conducted Lindsay Aho, who will be present to speak to the request.

Recommendation

Staff supports the conditional use for short term rental property with more than single family dwelling, contingent upon the rental property meeting all the code (STR application) criteria.