

**DOUGLAS CITY COUNCIL
STAFF REPORT
AUGUST 28, 2023**

**201 MONTEREY WAY
SHORT-TERM RENTAL – CONDITIONAL USE PERMIT**

CASE NUMBER: CUP 06-23

PREPARED BY: Heidi McCullough, Planning Technician

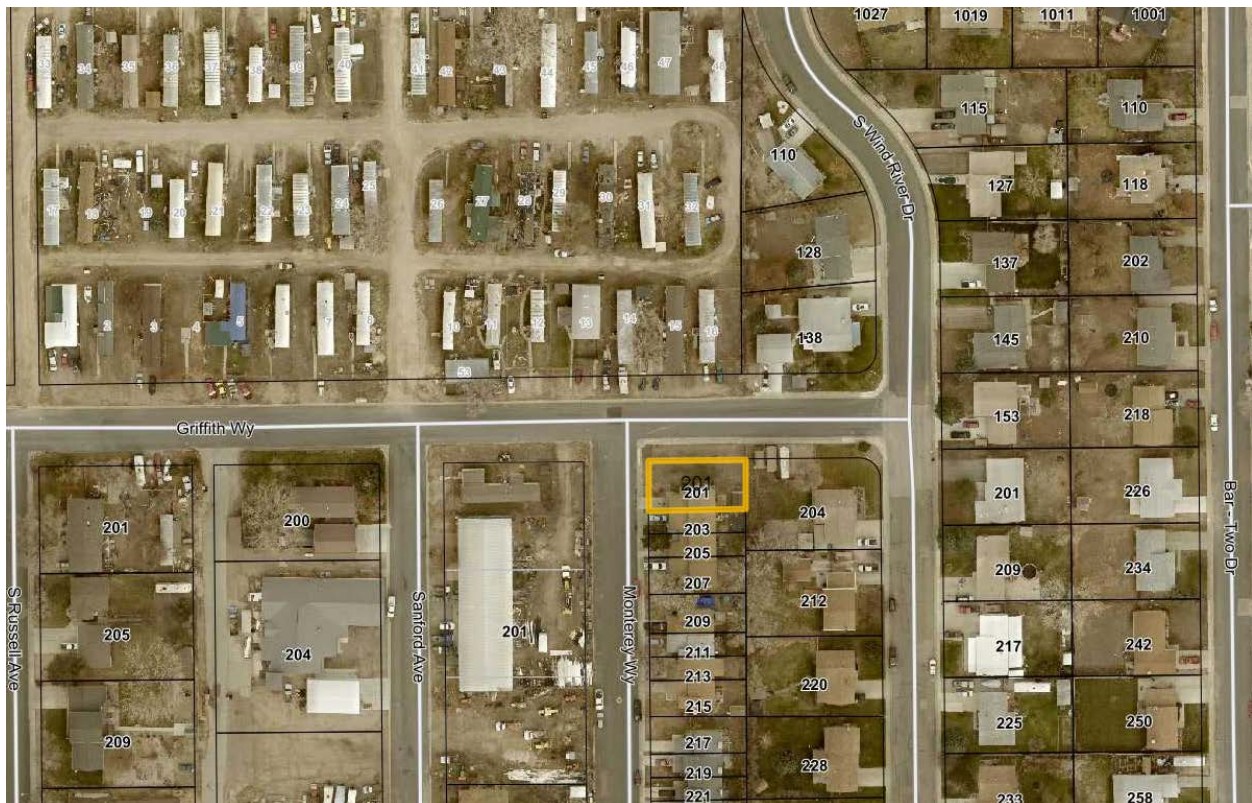
MEETING DATES: August 21, 2023 – Planning and Zoning Commission
August 28, 2023 – City Council

REQUEST: Conditional Use Permit, R-2 Residential Zone

PURPOSE: To operate a Short-Term Rental (Airbnb).

RECOMMENDATION: The Community Development Department recommends approval of the conditional use permit to allow the short-term rental of the dwelling at 201 Monterey Way in an R-2 Medium Density Residential Zone with staff recommendations.

VICINITY MAP:



OWNER: Michael Gillio
201 Monterey Way
Douglas, WY 82633

LOCATION:

- (1) Legal Description: Sanford Addition, Lot 11: Block 3
- (2) General Location: The subject property is located on the southeast corner of the intersection of Griffith Way and Monterey Way.
- (3) Address: 201 Monterey Way

LOT SIZE: 4,193 SF

ZONING: R-2 Medium Density Residential



ZONING DATA: The property is currently zoned R-2, Medium Density Residential Zoning District. This district “intended to provide for the development of single-family and duplex or townhouse dwellings.” According to the Douglas Municipal Code, short-term rentals are permitted as a Conditional Use in an R-2 zone.

Council approval of a conditional use permit for this type of use is a requirement of the Unified Land Development Code, due to its possible impact on neighboring properties.

EXISTING LAND USE: Single Family Residential

PROPOSED USE: Residential with short-term rental component

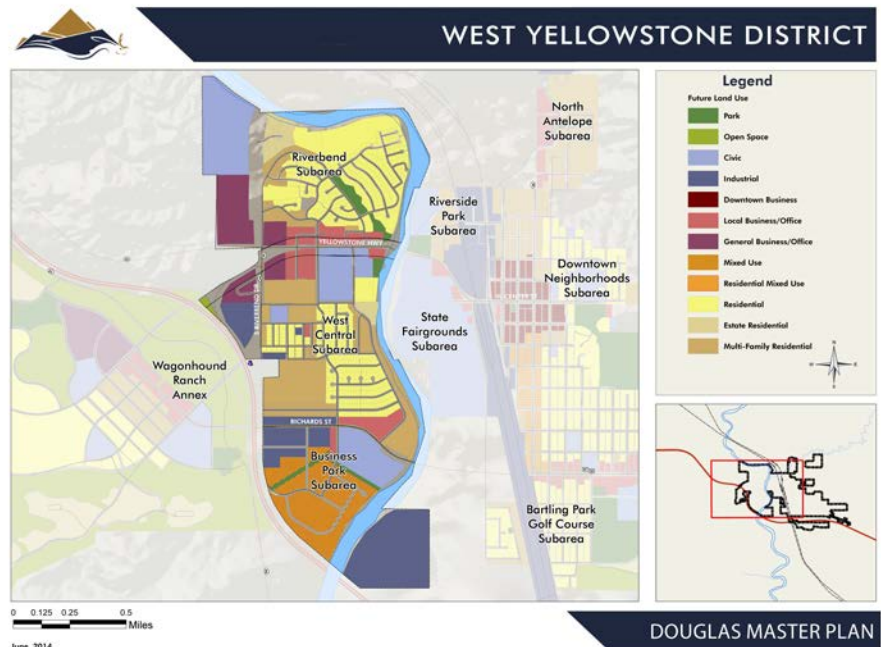
SURROUNDING LAND USE:		ZONING	ANNEXATION STATUS
North:	Mobile Home Park	MH-1	City
South:	Residential	R-2	City
East:	Residential	R-1	City
West:	Landscaping Business	R-1	City

DESCRIPTION OF SITE: The subject property is an end unit of four connected residences.

HISTORY: This area was annexed to the City as part of the Sanford Addition in 1971. The main structure was originally built in 1980 as one of four townhouses and has remained so throughout its history. The applicant is planning to rent the entire townhouse as a short-term rental year-round.

2014 MASTER PLAN: The property is designated as part of the West Central subarea of the West Yellowstone District.

“The desired future condition should build around the presence of the school and the multi-family development on the north, near Yellowstone Highway. Areas in the center should continue to evolve to higher quality neighborhood development. Overtime, the southern neighborhood areas may transition from mobile homes to single or multi-family housing neighborhoods.”



The request conforms to the Douglas Master Plan.

FY2023 STRATEGIC DOING: Short-term rentals are not referenced in the FY2023 Strategic Doing as Key Performance Indicator (KPI).

STAFF RECOMMENDATION: The Community Development Department recommends approval of the conditional use permit to allow the short-term rental of the dwelling at 201 Monterey Way in an R-2 Residential Zone with the following staff recommendations:

1. The conditional use permit to provide short-term rental the residence is specific to Michael Gillio. If this property owner and/or agent, in the future, ceases operation or moves the facility to another location, the Conditional Use Permit shall be null and void for the subject property.
2. The use shall be in compliance with City requirements for short-term rentals at all times.

PLANNING AND ZONING COMMISSION RECOMMENDATION: At the regular meeting of the Planning and Zoning Commission on August 21, 2023, the commission unanimously recommended approval of the conditional use permit to allow the short-term rental of the dwelling at 201 Monterey Way in an R-2 Residential Zone with the following recommendations:

3. The conditional use permit to provide short-term rental the residence is specific to Michael Gillio. If this property owner and/or agent, in the future, ceases operation or moves the facility to another location, the Conditional Use Permit shall be null and void for the subject property.
4. The use shall be in compliance with City requirements for short-term rentals at all times.