



May 13, 2026 Planning Commission Meeting

Title

Consider a request for a Special Use Permit at 1315 Carrera Lane — Nyrma Soffel, Community Development

Summary

Project name	N/A
Address/Location	1315 Carrera Lane
Tax Map Parcels	18-R-16
Total Land Area	+/- 30,086 square feet
Property Owner	Kevin T. and Denise F. Goertzen
Owner's Representative	N/A
Present Zoning	R-1, Single-Family Residential District
Special Use Permit Request	To allow a short-term rental per Section 10-3-34 (7)
Planning Commission	May 13, 2026 (Public Hearing)
City Council	Anticipated June 9, 2026 (Public Hearing)

Recommendation

Option 1. Recommend approval of the special use permit request with the suggested conditions.

Context & Analysis

The following land uses are located on and adjacent to the property:

Site: Single-family detached dwelling, zoned R-1

North: Single-family detached dwelling, zoned R-1

East: Across Carrera Lane, single-family detached dwelling, zoned R-1

South: Single-family detached dwelling, zoned R-1

West: Single-family detached dwelling, zoned R-1

The applicant is requesting a special use permit (SUP) per Section 10-3-34 (7) to allow a short-term rental (STR) in the R-1, Single-Family Residential District. The +/- 30,086-square foot property is addressed as 1315 Carrera Lane and is identified as tax map parcel 18-R-16. If approved, the applicant plans to operate a short-term rental on the property. The applicant is currently operating a homestay at this location.

In 2019, the City adopted regulations associated with short-term transient lodging, commonly referred to as Airbnbs. These regulations were amended in September 2020 to create the by right “homestay” use. To operate a homestay, the property must be the operator’s primary residence, may host up to four guests, and may operate up to 90 nights per calendar year. If the operator wants to operate outside of what is permitted through a homestay, they may apply for an SUP to operate an STR.

The applicants purchased the property in October 2025 and have been operating a registered homestay. The previous property owners had operated a registered homestay since 2021. The applicants want to operate the short-term transient lodging for more than 90 nights per calendar year, and thus need an SUP to operate an STR. The applicants have stated that they will have one accommodation space, and will limit the number of guests at one time to no more than four. There is one off-street parking space and a separate entrance to the STR.

In their letter, the applicants state that the space above the garage is a 438 square foot apartment including a kitchenette, eating area, couch, queen bed, and full bath. It was noted during staff’s review that the space above the garage contains a gas stove that was installed without a permit. The applicant has been informed of this and also informed that a second kitchen is not allowed in the space above the garage because the space is separated from and cannot be accessed from the dwelling. (Note that second kitchens are allowed in single-family detached dwellings in the R-1 district if there is “free flow” and full access throughout the unit and the living areas are not closed off to create a space that would function like a second dwelling.) A notice of violation for installing the gas stove without a permit and for having a second kitchen will be issued, and the property must be brought into compliance within the timeframe set forth in the notice of violation. While the applicant must remove the gas stove, they will be able to keep the sink, refrigerator, and have small cooking appliances in the space.

Land Use

The Comprehensive Plan designates this site as Low Density Residential and states:

These areas consist of single-family detached dwellings in and around well-established neighborhoods with a target density of around 4 dwelling units per acre. The low density residential areas are designed to maintain the character of existing neighborhoods. It should be understood that established neighborhoods in this designation could already be above 4 dwelling units per acre.

The proposed SUP does not add additional dwelling units or increase density.

Transportation and Traffic

A traffic impact analysis (TIA) was not required for the SUP request.

Public Water and Sanitary Sewer

Staff has no concerns with the requested SUP regarding water and sewer matters.

Housing

The City's Comprehensive Housing Assessment and Market Study (Housing Study) places the subject site within Market Type B, which has "neighborhoods [that] are characterized by high income earning households, large volumes of housing sales and lower population growth." The Housing Study further notes that houses in these markets are quick to sell and that "[p]riorities and policies that are appropriate to Market Type B areas include the preservation of existing affordable housing while at the same time working to increase access to amenities."

The proposed STR is located in a finished space above the attached garage. The property is zoned R-1, where only one single-family detached dwelling is allowed. The request does not remove a dwelling unit from the long-term rental housing inventory.

Public Schools

If the special use permit is approved, no additional dwelling units would be added to the property; therefore, the student generation is zero.

Conclusion

After review of this request, staff believes it shares similar characteristics to other applications for STRs that have received approval. Staff recommends approval of the SUP with the following conditions:

1. All STR accommodations shall be within the existing accessory dwelling above the detached garage described in the application.
2. There shall be no more than one (1) STR guest room or accommodation space.
3. The number of STR guests at one time shall be limited to four (4).
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.
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.

Options

1. Recommend approval of the special use permit request with the suggested conditions.
2. Recommend approval of the special use permit request as submitted by the applicant.
3. Recommend approval of the special use permit with other conditions(s).
4. Recommend denial of the special use permit.

Attachments

- Site maps
- Application and supporting documents