

Virgil Amick

From: Jett Scholz <fideliolicholz@gmail.com>
Sent: Wednesday, April 1, 2026 2:07 PM
To: Virgil Amick
Subject: Formal Comment Regarding Distance Requirements for Short Term Rentals (STR)

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To the Members of the City Council and Planning Department,
I am writing to express my concerns regarding the potential impact of short-term rentals (STRs) on our community's residential character. Specifically, I urge the City to implement mandatory **minimum distance requirements** between STR units to prevent the "clustering" that effectively turns residential blocks into de facto hotel zones.

Without a separation requirement, our neighborhoods face several critical risks:

- **Cumulative Nuisance Impacts:** While one STR may be manageable, three or four in a row multiply the strain on local infrastructure. This leads to chronic issues with street parking, trash overflow, and noise levels that exceed what our residential zoning was designed to handle.
- **Loss of Neighborhood Character:** Distance requirements (such as 500 or 1,000 feet between units) ensure that tourism remains a small, integrated part of our city rather than the dominant use of our residential land.

I believe that STRs can coexist with permanent residents, but only if they are distributed in a way that protects the integrity of our neighborhoods. I strongly advocate for a distance-based cap to ensure our streets remain places where people live, rather than just places where people visit.

Thank you for your time and for your dedication to protecting our community's future.

Sincerely,
Fidelio Scholz

