

**AGENDA BILL 2009-06-08D**

**Subject:** Conditional Use Permit (CUP) application for Holiday Inn Express (see related AP-09-02)

**For Council:** June 8, 2009

**Land Use Case Number:** CUP-09-01

**Public Hearing:** – Yes, consolidated with the related AP-09-02 - But please note that the public record was closed at the May 18<sup>th</sup> meeting and this hearing is only expected to include Council deliberation and a vote on this item.

**City Manager's Initials:** \_\_\_\_\_

**Attachments:**

- Memo to Chris Jordan (May 28, 2009)

**Initiated by:**

- VKNW, Inc., applicant

**Budget Impact:**

- None at this time, but development on the site would provide increased property and lodging taxes.

**Sustainability Considerations:**

- Is this conditional use consistent with the City's overall goals for a sustainable community?

**Policy Questions for Council Consideration:**

- Determine whether the proposal meets CUP criteria including Comprehensive Plan policies.

**Summary:**

- DR-08-01/VAR-08-01/WAP-08-01 was the application for this hotel for Class II Design Review, a Water Resources Area permit, and a Class II Variance. This application was approved by the Planning Commission on January 21, 2009, and was then called up by the Council as AP-09-02.
- Subsequently, staff determined the transient lodging use requires a CUP in the General Commercial zone. Although the CUP application was not heard by the Planning Commission, the Council determined at their March 30 meeting that they have authority to consolidate review under the provisions of CDC 99.070.
- The applicant is expected to provide additional written arguments on June 1, which will be provided to the Council immediately upon receipt.

**Recommended Action:**

Staff recommends approval of the CUP application.

**Council Action Taken:**

- Approved
- Denied
- Continued