

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**April 10, 2025**

**Case 135-2025**

**A request by Francee Gordon (owner) to allow 9 McBaine Avenue to be used as a short-term rental for a maximum of eight transient guests and up to 210-nights annually, pursuant to Section 29-3.3(vv) and Section 29-6.4(m)(2) of the Unified Development Code. The 0.37-acre, R-MF (Multiple-family Dwelling) zoned, subject site is located approximately 300 feet north of the intersection of West Broadway and McBaine Avenue.**

MR. STANTON: Can we please have a staff report?

Staff report was given by Mr. Ross Halligan of the Planning and development Department. Staff recommends approval of the conditional use permit to allow 9 McBaine Avenue to be operated as an STR subject to:

1. The maximum occupancy permitted within the dwelling shall not exceed eight transient guests regardless of potential occupancy allowed by the most recently adopted edition of the International Property Maintenance Code (IPMC).
2. A maximum of 210 nights of annual usage.

MR. STANTON: Any questions for staff? I see none. Does anybody have any ex parte information they would like to share with their fellow Commissioners about said case? I see none.

**PUBLIC HEARING OPENED**

MR. STANTON: Open it up for public hearing. Making sure you all are awake. Anybody to speak on this case, come forward, full name and address into the microphone, please.

MS. GORDON: Hello. My name is Francee Caroline Gordon, and I live at 1119 Lakeshore Drive. I wrote my stuff because I'm nervous, so I want to make sure I get all my points across. Thank you for allowing me to speak tonight. I've lived in Columbia since I was two years old. I went to Hickman High School and then the University of Missouri. I love Columbia and I want Columbia to continue to prosper and grow. I am a certified tourism ambassador with the City, and I love promoting all things Columbia. Somebody recently posted a picture of my house on Facebook calling it such a beautiful home on McBaine, and I couldn't agree more. It is a beautiful home. It's mine, and I made it that way. When I purchased it in 2021, it was unlivable. There was drug paraphernalia inside the house and in the backyard. I put my hard-earned money into cleaning it up and updating everything. It was an absolute mess. I think I did a great job and my immediate neighbors think the same. I love that I can offer families a place to stay in my beautiful home during happy times and in times of sorrow. I value being together as

a family, and I am pleased that I can provide this home away from home for others to do the same. I feel like I am helping the City providing a need to the community. I think having options for lodging is a good thing for any city to have, and the gratitude that is received from phone calls, messages, and reviews from my guests is overwhelmingly positive. They go on and on about how grateful they were to be able to stay together in a home and have an option to do so. My next-door neighbors approached me when I was looking at the house, when I was walking around in the backyard. They wanted to know if I was going to live there or rent it out. I said that if I bought it, I was going to fix it up and rent it out as an Airbnb. They were thrilled. They said that 5 McBaine on the other side of them was going to be an Airbnb. 11 McBaine immediately to the north of me had been and still is vacant for many, many years, and they were happy that number 9 wasn't going to stay that way. They thought it might be demolished. The way it is zoned, a developer could have very well bought it and tore down the house and put up an apartment complex in its place. And I guess I could have done the same especially with it being on that large double lot, but I saw the potential of that ratty little house, and I wanted to make it whole again. They were overjoyed that I was going to restore it and make an investment in the character of that neighborhood. I love being a host. It's in my spirit, my mother used to always say whenever I had friends and family over. It sounds silly, but I love setting everything out, the coffee pods, the water, the snacks, having the pillows and the bath towels just so. I want people to feel welcomed. I have local magazines, maps, brochures gathered from the Columbia Convention and Visitor Center laid out in my listing. I show off local art and display other local places and establishments. In my binder, along with the house rules, I have compiled two pages of local places to eat and fun things to do while visiting Columbia. As other applicants have stated before, Airbnb has a rigorous process of vetting individuals when they are signing up to be guests on the platform, and then I also screen my guests very carefully, having instant book turned off, meaning the potential guests must ask permission to stay and let me know the purpose of their visit. I can thoroughly read their reviews to see if any other hosts had had any problems or issues with them. And then I can choose to accept or decline their request based on that information. I have declined many people. Also, as other applicants have mentioned, an Airbnb listing runs on ratings. You want everything to be safe and clean and perfect, and you don't want any riffraff in your home messing anything up, especially after all of the hard work that was put into it. I have a smart lock with a camera on the exterior of the house so I can see how many people are coming in, and if it matches up with those all that had booked. I live one point one miles away down the road and can be at the listing within three to four minutes. I'm actually the designated agent. The other one was one of my many backups that I have in case I have to be out of town or go somewhere I'm not available. In fact, last year, I went on a float trip, and basically everybody that I trusted came with me, friends and family, and so I just blocked the calendar off. I said, okay, well I'm not going to have fun on this float trip if I'm down here in south Missouri with shoddy cell phone reception, and somebody might need something. Again, we run on ratings. Even though you leave 12 towels for four people, if they call you and want extra towels, you bring them extra towels. You've got to keep your guests happy. My immediate neighbors have my phone number in case

they should have any issues with anything or anyone. I have plenty of off-street parking, which was mentioned, and can easily fit five cars in the driveway. In my years of being a host, I have had the most respectful, delightful, clean and responsible guests 99.9 percent of the time. Please let me know if you have any questions. Thank you for your time and consideration, and I also have -- I don't know if you care -- a picture of the before and after of the exterior of my house, if you would like to pass it around. I just brought one.

MR. STANTON: Questions for this speaker? Ms. Ortiz?

MS. ORTIZ: I -- I don't know if you saw this, but there -- on the staff report, there is six violations?

MS. GORDON: Yes.

MS. ORTIZ: Is that before you --

MS. GORDON: No.

MS. ORTIZ: Okay. Thank you.

MS. GORDON: Yeah, I read that, and I'm, like, wait, what? I didn't -- and then I read where it said that was before I owned it.

MS. ORTIZ: Okay. Cool.

MS. GORDON: Yeah. Mr. Zenner said he was very familiar with that home.

MR. STANTON: Any other questions for this speaker? Going once, going twice. Thank you, ma'am.

MS. GORDON: Okay. Thank you.

MR. STANTON: Anybody else want to speak on this case? I like your speed, ma'am. I like your speed.

MS. GOUDIE: It's ripe.

MR. STANTON: Name and address, please?

MS. GOUDIE: My name is Susan Goudie, and I live next door to Francee's Airbnb at 7 McBaine. Our part of McBaine between Broadway and Ash, especially in the middle section, is very, very quiet. We are quiet people. Many of us in that middle section are homeowner occupied, mid-century, and older homes. We take great pride in being welcoming, creating a little micro neighborhood, with several homeowners interested in gardening, socializing, keeping our homes repaired and interesting. My husband and I have owned our home since 2014, many years before Francee purchased Number 9, and I'm not surprised at how many violations were -- were included in your report, because we quickly discovered that this 9 McBaine before Francee, a rental home, was actually a disaster zone, literally. The property and house were in disrepair. You're seeing a picture maybe. That worsened every year. There were multiple families coming and going. At one time, there were three families with children. Several neighbors had to call the City. We didn't really know who actually had the lease. The owner lived far away and did not respond to us. As Francee mentioned, there were drug needles in the yard -- our boys couldn't go over there -- left by different tenants and strangers hanging out on the property. And one day the lovely arts and craft style front porch that you see in your picture suddenly and bizarrely became

completely wrapped in several brightly colored sea creature shower curtains, and this decor lasted for about four years, and some of the neighbors, we were joking about, well, at least we have a sea view on McBaine. It's funny now. When you drive down McBaine today, you'll see the house in the picture there that has been restored. Many families looked at this house when it was for sale. I know that's a point of contention of people in the West Ash neighborhood. Many people looked at it. It was going to require not only the sale price, but probably half of that in repairs, which is common in West Ash. We have old homes. And we were the neighbors that Francee talked about that asked about, you know, are you going to be living here? We were excited. You know, you have a moment of, oh, Airbnb. We didn't hold that concern more than five minutes after talking with her. She -- she has taken the house back, I think, to a little delightful cottage that probable looked like originally. I believe it's the oldest house on our street. It was a doctor's home, had a little carriage house. We couldn't be happier, and we look at it as a neighborhood success story because of the condition that the home was in. We did think it was going to be torn down. The home on the other side had been abandoned well before we had moved in. I will say that the key to a successful Airbnb in an established quiet neighborhood is communication with homeowners. In the time that Francee has had 9 McBaine as an Airbnb, we have only had one noise issue, and that is because people invited a party of guests for a football game, which can happen. We alerted Francee because she gave us her cell phone number when we met her for the first time, and she was in -- she was in the house under 30 minutes reminding the tenants of the no-party rules, possibly to her cost. She may have gotten a negative review for that, but she did it because she cares about the vibe of our neighborhood. I guess in summary I would say maybe we look at neighbors a little differently. Maybe we expand our viewpoint of neighbors in our little section. I think we might consider Francee's guests as just other neighbors. We've had them come -- we had a garage sale. They come over and hang out, and it's really -- I feel like it's been an asset to the neighborhood. This all works because of her excellence as a business owner and care as a host, which is what this process is about. Right? Ensuring that short-term rental hosts are running to Francee's high standards and continuing to honor our unique beloved neighborhoods. Any questions of you --

MR. STANTON: Any questions for this speaker? Ms. Wilson?

MS. WILSON: No questions, just thank you.

MR. STANTON: Comments for this speaker?

MS. LOE: I have a question.

MR. STANTON: Ms. Loe?

MS. LOE: Do you have an Airbnb on the other side of you, as well?

MS. GOUDIE: Yes, I do.

MS. LOE: And you're comfortable with having short-term resident, transient guests on that -- on both sides?

MS. GOUDIE: I prepared a statement for number 9 because Francee made us aware that she was doing this process. I didn't know Tia also was going to be doing that. Tia lived in her home when we

first moved in, so we know Tia. And so she has been our neighbor. And when she moved, she transitioned into an Airbnb, let us know, and we have had literally no issues with that. We are pleased with both. I know that sounds shocking, but we are pleased with both of these women owners of these Airbnbs. And, you know, it's just -- I understand the concerns of the others. We're lucky. But the thing is, and I think it's good, I believe that Ms. Wilson pointed out that communication is key. If you're having problems, I know I can call Tia, and I can call Francee, and they're going to be right on it. And if they weren't, I still would be over there talking to them about it before I got upset about it, and brought it, you know, to these type of meetings before you even talked to the owner. That's -- I don't understand that, but I think that is important. And these -- these discussions, when you're doing these Airbnbs is to ask that question, have you talked to them? Talk to them. We need to work together if we're going to, you know, go through this process. It's going to be hard if we don't.

MS. LOE: Thank you. It was probably unfair to tap you with that question, but --

MS. GOUDIE: Not at all.

MS. LOE: I was interested in your perspective, and I wasn't sure you were going to stick around for the next case, so --

MS. GOUDIE: No. I didn't know Tia's. I would have also prepared a statement for Tia's, but we got Tia's postcard second. I also would like to share my happiness and excitement for Tia, as well.

MS. LOE: Thank you.

MR. STANTON: Any other questions of this speaker? Okay. Ms. Placier?

MS. PLACIER: I did have a question for you. Where is the tipping point for a neighborhood? I mean, how many -- when does it -- when is it not a neighborhood anymore when you have --

MS. GOUDIE: That's a good question.

MS. PLACIER: -- mostly short-term rentals.

MS. GOUDIE: That's a good question.

MS. PLACIER: I live on a block where there are two, and it's changed the neighborhood a lot.

MS. GOUDIE: Of course it does, and we live in a walkable area. We, you know -- we can just walk down here to meetings. We can walk downtown, and it's a popular area for rentals probably because it is so costly to get these places into regulation. I don't know how much Francee spent on hers, but it's a lot. Like I said, it was open for families to -- to buy. Many people -- I don't how many people looked at it. Many people did, and they were scared away by the cost. Like, Francee said, the house on the other side, Number 11, has been vacant, I think, for almost 20 years. There's homes available, it's -- it's just so costly to restore some of these old bungalows that are going to require new plumbing, new electrical. So, yeah. I think it's a question of, yes, the smaller family homes in West Ash are ideal for new starter homes for people ten years ago. Now, they're becoming so costly because they're all in need of -- and don't get me started on the storm water. They're all in need of all of these repairs, and it's scary for people to buy a starter home when they're going to have to pay half again or maybe more. So, yeah, it's a good question. We have a lot of rentals on our street. I guess it's -- it's kind of like who do you call your

neighbor, and I think that we look in our neighborhood, at least our section of the neighborhood, as we have a wide view of who our neighbor is.

MR. STANTON: Questions for this speaker? Thank you, ma'am. Anyone else want to speak upon this case? State your name and your address.

MS. BROWN: My name is Tia Brown, and I live at 4707 McMickle Drive in Columbia. I am the owner of 5 McBaine, which is two doors down from Francee's place. I made some notes so that I would - I am a born and raised Columbia resident, lived here my whole life. I've owned McBaine since 2011 when I moved into it post-divorce with my two kids, solo. I then purchased the house two years later from the previous owner. I raised my kids there. They went to Grant School down the street, and I have nothing but love for my house, my street. We moved out because we grew out, so what do you do with a house when you grow out of it, and your kids want to keep it, to hopefully hand it down to them? So I know that my hearing is next, but I wanted to just state that. My Airbnb is only seeking occupancy for 120 nights, with a six-guest maximum. I'm rated as a super host with a 4.76 rating.'

MR. CRAIG: Ma'am, I'm sorry. I'm going to have to -- I'm going to stop you there. I think we should keep the testimony related to the case at hand.

MS. BROWN: Okay.

MR. CRAIG: If you want to do that at your -- you know, for your case --

MR. STANTON: I was going to -- I was hoping it was going to turn the corner, but --

MS. BROWN: I am turning on -- yeah. A sharp left.

MR. STANTON: -- yeah. Turn it sharp back to this case.

MS. BROWN: Anyway, if that sways P & Z's vote at all, I know that you're only allowing so many per hundreds of feet. Obviously, our neighbors kind of all don't have a problem with it, and I plan on keeping this house in my family and handing it down to my kids probably within the next four years, so that they actually have an affordable house to live in in Columbia. I'm grateful for what Francee -- Carrie has done with her house because it was in really bad shape for many years. If it matters at all that occupancy and less traffic is an issue on whether or not you're approving ones in close proximity, I would say that we're basically renting out house out, the bare minimum so that I can, in turn, keep the house in our family and hand it down to the next gen, so -- thanks for listing. See you on the next one.

MR. STANTON: Questions for this speaker, as it relates to 9 McBaine?

MS. BROWN: Yes.

MR. STANTON: Thank you.

MS. BROWN: Yeah.

MR. STANTON: Any other speakers? Like your pace, sir. Like your pace. Name and address.

MR. MURPHY: I'll try to keep it short. Commissioners, Kevin Murphy, 1119 Lakeshore Drive. This -- one thing that was brought up in the staff report with there being five short-term rentals within the area. I think, you know, Tia's, Francee's, I believe we have another neighbor. I think there's three actually, maybe a couple of others that might be more mid-term rentals that might have been gotten off of

the VRBO or Furnished Finders, or something of that nature, one of the platforms I think staff looks at. But it just goes to show that there is a mix of housing in this neighborhood. There's an apartment complex across the street, 17 of 28 rental properties, obviously, several homeowners. It's a unique street, as close as you can get to downtown, basically, for a rental. It's -- it is popular with families visiting their loved ones at Mizzou, at Columbia College, at Stephens College. Again, it's a -- I think you know what I do. This is a multi-family lot that, you know, this could have been torn down and eight two-bedroom apartment buildings could have been -- or two apartment buildings with eight two-bedroom units could have been put in here, but it's -- it's a larger lot compared to the other lots in the neighborhood, and this is just Francee's dream to do this, and this property is driven by at least once a day by either of us, and, you know, the neighbors keep an eye on it and we keep in communication what then Francee does, and, I guess, that's all I have.

MR. STANTON: Questions for this speaker? Thank you, sir.

MR. MURPHY: Thank you.

MR. STANTON: Any more speakers on this case? Going once, going twice, going three times.

**PUBLIC HEARING CLOSED.**

MR. STANTON: Any comments from the Commissioners? Mr. Williams, I like your speed there, son.

MR. WILLIAMS: I -- she used the word shocking, I found it refreshing. I wish we could have the City create a little, like, you know, three- or five-minute infomercial for people who are doing short-term rentals on how to make this work with happy neighbors. So I'm just grateful for this and thank you for -- for coming and supporting and sharing that with us, because what you saw before you is more common than what we saw in this case, so --

MR. STANTON: Comments? I do have a comment. I go down this section of McBaine, because this is getting closer and closer to my neighborhood when I need inspiration from some of the drama I deal with here. So I go down McBaine and I get inspired by the bungalow style housing and all that, so it was very refreshing to hear that, because I thought we were getting ready to have a problem. We still might, but it's -- I like to hear upfront that the neighbors are cool. We're still considering density. It's still a problem. I live a block up from you guys. You guys are getting closer and closer to me. I come from you on LaSalle, so yeah. This is still an issue. We're still going to think about it, but it's refreshing to hear at least on this side of McBaine that you guys are conscious of that and have addressed it already. Any other comments from my fellow Commissioners? Peggy?

MS. PLACIER: Yeah. I -- I think we have a problem with having two in such proximity and it's difficult to decide on one without, you know, considering the other. We do not want neighborhoods to be taken over by STRs so that it becomes like a decentralized hotel, you know, that a whole lot of the houses are just occupied by people passing through. But I understand the point of -- I bought a fixer-upper. It took years to fix it up, but we did it and we stayed there. Now that might not have been the case in our current climate because the house was very cheap to buy at that time -- 1990. So like I said, we're

still fixing it up. Everything that you did, we had to do. But you lived in it, and, to me, that is -- that is more of my vision of a neighborhood, whether they're rental or owner-occupied, that you have some kind of neighborhood feeling that maybe even organize events or something like that. When you have a lot of transient people, I do think that's -- that's an issue despite the very positive view even given of this because I know you want us to make an exception and to make McBaine more dense. And once we do that, we could set off a whole cascade of these requests because we know they're out there, and probably coming down the pike. So -- and I am worried about the First Ward being overly taken over by short-term rentals. So I am in a dilemma, very positive presentation, but I still am considering the principle that we began with.

MR. STANTON: I agree with you. But the thing about these two are, and I'm not projecting any, but if they are, they are the first to come to the table. It's been my mantra from the beginning, get your application in. Get it in, because every time one is added, it becomes part of the matrix that we have to look at. And schools, if you ain't heard, schools, density, parking are big for us, period. So I don't to -- you know, hey, these -- they're lucky. They got to the table first. I had a problem until I didn't hear the problem. And this is in my -- I mean, directly in my neighborhood. I could walk to these homes right here, and I am very concerned with density, but I'm more concerned when they don't communicate which is not the problem here. You see what I'm saying? Now, I don't know about everybody else after these two, but these two got to the gate first, and like I said, the pioneers, you know, hey -- the bird gets the worm.

MS. PLACIER: Okay. Let me ask you this, Commissioner Stanton. What if a couple of more houses on this block flip?

MR. STANTON: They're going to have a problem with me personally. I can't speak for the rest of the Commission. My matrix is going to be density, school, communication with the neighbors, you know, that's all -- my -- my rubric has not changed. It would not have -- I mean, this right here, and if I hadn't heard that testimony, this was going to be a problem for me. It was. But it's not yet. And like I said, these are the first applications, and I'm always, hey, you guys came. There's a lot of renegade -- there's still renegades now. Let me -- when we get in there, we're talking Kumbaya right now, but there's still illegal. There's still illegal use of this property right now, they are outlaws right now still, and this is -- I'm going to keep it real. STRs are illegal at this point because it is not a designated use of land until June 1, still outlaws right now. So it's not -- I love saying that because it's true until June 1. But --

MS. LOE: It's -- they're not illegal at this time.

MR. STANTON: They're not illegal?

MS. LOE: No.

MR. STANTON: You're illegal until you come before us and get it -- a blessing.

MS. LOE: But there's no -- the ordinance effective until June 1st, so there's nothing to be illegal from.

MR. STANTON: Yeah. Because there is no designated -- you're not -- it's not designated use yet. So you can't use the land -- you can't use a piece of land --



MS. LOE: There's no legal reason --

MR. STANTON: -- if there's no designated use for it. Well, that's -- you can stand on there. I'm standing on my statement. But that's where I stand. Ms. Loe?

MS. LOE: I appreciate Commissioner Placier bringing up the next case, even though I realize that it's the next case, simply because I do think it is hard to evaluate this one in a vacuum given one of the conditions is the fact that we're looking at other STRs within 300 feet, and no one is coming up. A couple of things I'm considering as part of that. One -- one is, as the speaker mentioned, they are not asking for the full 210 nights or all eight guests. And one of the things we were considering when we did the distance was the impact on the neighborhood. So in my mind, reducing the use helps reduce the impact on the neighborhood, so that is favorable. The other part of the equation, though, and I think this is something you were commenting on, Commissioner Placier, is that by allowing the STR, we are pulling a long-term resident out of the neighborhood. I no longer have the opportunity to have that household as a neighbor. And it brings up the question of how many long-term neighbors can you lose before you don't really have a neighborhood, and I fully agree with that. This -- this isn't addressing that except that, in this case, we are getting testimony that both of the owners are present in the neighborhood. One has lived there, one intends to come back to it, and one is in communication with and neighborly with the neighbors despite the fact that she doesn't live there. So this is a conditional use hearing. It's a case by case, and I do think we are allowed to consider what is brought forward. And so even though that second factor, I think it's being addressed at some level. I haven't fully come around, but that's what I'm thinking about.

MR. STANTON: Mr. Williams?

MR. WILLIAMS: I very much consider what the -- the neighborhood -- like I said before tonight, one of the regrettable things about this is it creates conflict. And I think if we were to look at this and say -- and, one, we have -- we have the right, it's a -- 300 feet is a consideration, it's not a mandate. We just have to consider it. But we would be creating conflict if we didn't -- if both of these -- we haven't had the second one yet, but if both of these would be -- would be otherwise independently ones we would approve, I think we would be creating conflict in the neighborhood to -- to pick one and not the other. So I think it would be really achieving the opposite of what we're -- we're trying to do. It's working for this community. I think this -- and I say community in a very small sense -- this neighborhood, this street, it's working for. And it's not like this is a -- this is -- and this is very personal to the owner of these properties, this is not like we're changing the zoning to something where it lasts, you know, if they move, they could sell it and someone else can do something with it, and we always wonder what's going to happen in the future. This is very personal to the applicant, so it's not as though we're making a decision that runs in perpetuity. We're making a decision as to these particular owners operating and these houses. And so I think in that context tonight, that these two -- I personally do -- not only do I not have a problem with it, I actually support it. And, in particular, because the -- the alternative on this particular street seems to be an abandoned house. And I think a well-run short-term rental is much preferable to an abandoned house. So -- now, I recognize that that's not the only two options, but that was the option at the time, at least as

to the current case, and still is what happens across the street.

MS. ORTIZ: I -- I was -- I agree with what you said, especially we're not depriving -- in my opinion, I don't think this would be depriving the neighborhood of a long-term resident because there wasn't one in this -- in this home. It was dilapidated and they put in a lot of work and effort to make it better for the neighborhood. I also think that we're doing the applicant a disservice by looking at the next case. I personally am only going to be looking or I'm going to keep my opinion on this to 9 McBaine because I do think it's a disservice to lump these two in together, when 9 McBaine is first on the agenda, and that is what we're looking at, and that's how I'm going to proceed.

MR. STANTON: Comments from the Commissioners?

MR. CRAIG: Mr. Vice Chair, if I -- three matters I'd like to touch on before a motion is made on this, if I may. First -- first off, STR owners have until June 1st to become compliant, so characterization of an illegality I think might be -- I don't -- (A) I don't think anyone on the Commission is prejudiced by that or would think the applicant -- you know, that that would color your decision at all, that characterization. I just wanted to make that clear and sort of a curative instruction. Secondly, Case 136 and 135, 5 McBaine and 9 McBaine, although it's difficult to talk about -- not talk about them sort of as one, they are discrete cases. So -- and we will have to make discrete cases and records for each one, so we may have to be -- get repetitive and hit the same topics on the next case. So just remember we have -- you know, it has to be talked about again discretely in that -- in the next case for 5 McBaine. Number three, I'll remind the Commission that all of the considerations, including the one regarding 300 feet perimeter, no single one of those are determinative. They're all cumulative and to be considered as a totality, so there's no one factor that is completely dispositive. So I just wanted to address that before we went on, went to a vote on this, and went on to the next case, as well, just to clarify. That's all for me.

MR. STANTON: Thank you, Counsel. All right. This is ripe for a motion. Unless the Commissioners have anything else to say, this is ripe for a motion.

MS. LOE: I'll jump in.

MR. STANTON: Ms. Loe. Thank you.

MS. LOE: No one else is raising their hand. In the case of 135-2025, 9 McBaine, short-term rental conditional use permit, move to approve the requested STR CUP subject to the following: 210 nights of rental, maximum of eight transient guests regardless of allowance permitted by the IPMC.

MS. ORTIZ: Second.

MR. STANTON: It's been moved and properly seconded by Ms. Ortiz. Any discussion on this motion? Going once, going twice, three times. Mr. Secretary, let's get it on the books.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Ortiz, Ms. Placier, Mr. Stanton, Mr. Williams, Ms. Loe, Ms. Wilson, Mr. Walters. Motion carries 7-0.**

MR. WILLIAMS: That is seven yeses and zero nos. The motion carries.

MR. STANTON: Recommendation will be forwarded to City Council, Mr. Secretary. Ladies and gentlemen, we are on the last case. Efficiency, dedication to this last case would be great. As it relates

to case -- oh, excuse me. I'm jumping -- I'm making motions already.