

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**May 8, 2025**

**Case Number 134-2025**

**A request by Ashley Stundebek (owner) for approval of a Conditional Use Permit to allow 1617 Highridge Circle to be used as a short-term rental for the maximum of four transient guests and up to 210 nights annually pursuant to Section 29-3.3 (vv) and 29-6.4 (m) of the Unified Development Code. The approximately 0.16 acre subject site is zoned R-1 (One-family Dwelling) is located west of the intersection of Stadium Boulevard and Forum Boulevard, and is addressed as 1617 Highridge Circle. This case was originally heard before the Planning and Zoning Commission on April 10, 2025, however, due to an error in the public hearing notice, the Commission's hearing failed to meet statutory requirements. This case is being re-presented following compliant advertising within the Columbia Tribune and distribution of property owner notification in accordance with the City's notification requirements.**

MS. GEUEA JONES: May we please have a staff report.

Staff report was given by Mr. Kirtis Orendorff of the Planning and Development Department. Staff recommends approval of the CUP 1617 Highridge Court to be operated as an STR subject to:

1. Condition that the parking space within the one-car attached garage be made available at all times the dwelling is used for STR purposes, and
2. Maximum occupancy shall not exceed four transient guests regardless of potential occupancy allowed by most recently adopted edition of the International Property Maintenance Code (IPMC); and
3. Maximum of 210 nights of annual rental usage.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had any contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. This was a rehearing, so we have heard these facts before, certainly. Are there any questions for staff? Commissioner Ortiz?

MS. ORTIZ: The last time we heard this, was it four guests? Okay.

MS. GEUEA JONES: Any other questions for staff? Commissioner Brodsky?

MR. BRODSKY: And I apologize if this was discussed. I think I was absent from this meeting when we heard it last time. One of the letters described this property as a nuisance property. Were you able to find any instances of police action or anything around the property?

MR. ORENDORFF: We checked the code violations and with the Columbia Police Department.

We're not able to find any violations that had been reported by either.

MS. GEUEA JONES: Thank you. Any other questions for staff? Seeing none. We will go to public comment.

### **PUBLIC HEARING OPENED**

MS. GEUEA JONES: As a reminder, please come forward. State your name and address for the record. Three minutes for an individual, six minutes for a group. We do ask you to come one at a time, but you can sit in the front row and go next. And since we did hear this before, just keep that in mind. Go ahead.

MS. SPENCER: Thank you. Good evening. And thank you for your time again. My name is Ashley Stundebek, this my husband, Clint. We are the owners at 1617 Highridge. Sorry. Our current address is 225 East Starla Road here in Columbia. We have owned this property for two and a half years. We have had it as an Airbnb since then. We have done many updates. We currently did a kitchen remodel. We have poured a lot of time and energy into this, and are very proud of it. We take into consideration the neighborhood. Obviously, we like the neighborhood. We don't want to cause any problems. That's not why we're here. I'm going to address some of the things that we read in some of the letters. I was not given all of those, I just wanted to state that. So Airbnb does vet people. They do ask for your Social Security Number, they ask for a driver's license, your information. If you have had past violations with Airbnb people, that is noted, and you -- you're not allowed to book on Airbnb. We get all of that information. I also message all of the guests. I ask how many are coming, what they're in town for, things like that, so I do feel like I do vet them. Our property or our neighborhood has a lot of rentals. Rentals, you don't have to vet. Some people do, and I understand, you know. Ours have said that they do. It's not a requirement. It is a requirement on Airbnb. Another issue that I would like to say is in the two and a half years that we've had this, we have had no complaints. I'm currently a super host on Airbnb, which is not easy to attain. I've had that for over a year now. So I do feel like until the postcards came out, we had no issues. So two and a half years, I've owned the property, and if you want to find me, I just have a hard time believing that nobody could get in contact with me before this. I'd like to address the parking issue. Before this, parking wasn't an issue, and I do understand the limitations that Planning and Zoning has recommended for parking. And since then, I have actively communicated that with our guests in the last month since I have been here, and I'm pretty stern and strict on that. I tell them we have a garage, we have a one parking thing. And with that being said, I cannot control public parking on a public road. And I have drove by a couple of times, and a car is parked in front of my house when no people are there. I have no control of that. Another issue I would like to address that was said was property values. So -- sorry. It's a claim that, you know, short-term rentals will decrease the surrounding home values. However, I feel that this claim is not supported by current research. In fact, several studies have found the opposite. Well-managed STRs can increase neighborhood property values. I have a couple of things I could site. I don't want to bore you, but many cities have shown that home improvements made for STR use often have a positive impact on curb appeal and nearby neighboring

values. I do feel like my husband and I have done that. I feel like our house is probably well maintained - better maintained than some of the rentals on the road. So thank you for your time and consideration.

MS. GEUEA JONES: Thank you. Questions? Commissioner Stanton?

MR. STANTON: I'm going to get right to the nitty-gritty. You've been here before. What have you done since the last time you were here to improve your chances of getting this through like you want it?

MS. STUNDEBECK: Yeah. You said --

MR. STANTON: If you've got a sense, you know, communication. You know, you just talked about parking. What have you done since the last time you were here to make this a better outcome?

MS. STUNDEBECK: Yeah. So any -- I've had two people since stay at the Airbnb, and I have communicated that they are not supposed to park on the -- the roadway, to not block anybody, that there are two spots in the garage. You also said to me that night to go and make it right with your neighbors. I spent 30 minutes outside, my husband and I, after the last meeting, talking to one of them, gave them my card and phone number. Last week, I went to the neighbor across -- directly across from me, and had a nice conversation with her. I apologized for any issues that she had seen, told her, you know, what we were doing to improve that, and that we did not want any problems, handed my number to her. And I also went next door to the neighbor right beside me. I've been there twice, I just haven't had any luck reaching them.

MR. STANTON: Okay. Thank you.

MS. STUNDEBECK: Thank you.

MS. GEUEA JONES: Any other questions? Commissioner Ortiz?

MS. ORTIZ: Are you bringing in commercial construction equipment?

MS. STUNDEBECK: No.

MS. ORTIZ: Okay. Thank you.

MS. GEUEA JONES: Any further questions? Commissioner Stanton?

MR. STANTON: I'm assuming that's relating to maybe people staying there that are construction workers that are bringing in their commercial trucks or something, as they stay in town. Right?

MS. STUNDEBECK: Yes. We did have one instance, and I think that's -- everything that I've read in the letters is one stay -- one stay. So one stay in two and a half years where somebody parked a trailer. We did call and ask them to move it, and I have apologized. That's all I can do. We have to move forward from here, and I do feel like I deserve that chance.

MR. STANTON: How can we address -- I'm sorry if I need to get -- (inaudible). I'm a construction guy. I've never lived in an Airbnb while I'm on the road, but, shoot, I will now. So how do you -- how do you -- how do you address that? How do you talk to someone, I mean --

MS. STUNDEBECK: We -- so we --

MR. STANTON: I can see that being a problem if I brought my dump truck and parked it in front of your yard.

MS. STUNDEBECK: Yeah.

MR. STANTON: I mean, so how do you -- how do you resolve that?

MS. STUNDEBECK: Really, Clint and I had a talk after the last one of just not allowing them to stay anymore.

MR. STANTON: Construction workers?

MS. STUNDEBECK: Yeah.

MR. STANTON: (Inaudible). Okay. That's terrible. So I've got to stay in a hotel because I -- okay.

MS. STUNDEBECK: But, yes, it is. I mean, we had one, they're working on the stadium at Mizzou, they're great guys. They can't go home. They stay in a Airbnb. Their family came to visit them on the weekend. They have small children. They don't want to stay in a hotel. It's small and confined. We have a yard, we have a kitchen, so they can cook. I think Airbnbs are great. I have a family of five. We travel a lot and we stay in the Airbnbs because of -- it's a home.

MR. STANTON: Thank you.

MS. STUNDEBECK: Thank you.

; MS. GEUEA JONES: I have a question, and maybe this was in the staff report and I just have read too many of them. Do you do any mid-term stays?

MS. STUNDEBECK: The last two summers, I have had -- the last time I had a family relocating from Korea, and they stayed for three months while they were trying to find a home to live in. So, yes, in the summers, I usually do that, even a couple of winters. Well, not this last -- this last December, I had a family who had had an insurance claim. They had a water main break, so they stayed for a month and a half through Christmas. They were from Fulton area, but they stayed there because they just wanted a house. And then the Christmas before that, I had a lady whose husband was in a car accident, and he was at Rusk and the University, so they were down from Rolla, so she stayed there just because she didn't want to drive back and forth. She was older.

MS. GEUEA JONES: Do you -- so you'll have dual licensure then?

MS. STUNDEBECK: Yes. I'm currently -- yes, have that paperwork in.

MS. GEUEA JONES: Any further questions? Seeing none. Thank you for being here.

MS. STUNDEBECK: Thank you.

MS. GEUEA JONES: Next?

MR. STUNDEBECK: I don't have a -- very much to add, but I'm Clint STUNDEBECK, Ashleigh's husband. Same address, 225 East Starla Road. On the construction thing, I'm sympathetic to that, too. We did not know there was being a trailer parked in front of our house. Had we known sooner, we would have addressed it sooner. I found out when I went there to do some maintenance one day, there was something with the front door, and we went there, and I asked them to move it, but it was, like, the second to the last night of their stay. So that won't happen again. To say, you know -- so anyway, we're there weekly at least during the short-term rentals because nobody stays much longer than that, so we're doing

maintenance all the time to this home, keep it -- the face value up. I don't know what else I could add. That's about it, so --

MS. GEUEA JONES: Commissioner Williams?

MR. WILLIAMS: We've had a few folks who run Airbnbs come through during the time I have been on the Commission, and I am not going to say that I know how to run a successful Airbnb, so don't take this as advice, I'm just asking a question. Some of those individuals have had -- have had cameras that they've installed on the outside of their property so that they can monitor better what's going on. And is that something you've considered given the complaints from the neighbors just so that you can see, like, oh, a camera pointed at the front of the house -- you know, from the house looking out to the street, for instance.

MR. STUNDEBECK: Sure. Absolutely. I would consider doing that.

MR. WILLIAMS: Does that have a detrimental effect on -- on renting the property? Do people not like that?

MR. STUNDEBECK: This is the only one I have, so I couldn't tell you.

MS. STUNDEBECK: (Inaudible).

MS. GEUEA JONES: So we can't -- sorry. It's okay. Do you have an answer now, sir?

MR. STUNDEBECK: What's that?

MR. STANTON: Do you have an answer now since she's told you?

MR. STUNDEBECK: Yeah. Evidently you can't record, so --

MS. GEUEA JONES: You have to disclose that, yeah.

MR. STUNDEBECK: Yeah. Yeah.

MS. GEUEA JONES: Okay. Thank you. Anything further Mr. -- Commissioner Williams?

MR. WILLIAMS: No. That's it. Thank you.

MS. GEUEA JONES: Any other questions for this speaker? Thank you very much for being here. Next member of the public to speak, please come forward?

MS. SPENCER: I'm Kitty Spencer; I live at 1713 Ridgemont. Next month, we will have lived there 30 years. I love my neighborhood. I have in my hand and maybe they were already received by you all, but from the lady right across the street. One is dated April 14th, another one May 2nd. And wherever Ashleigh went -- oh, there you are. Maybe you talked to her after this, but she did -- this is from Lorna Wyatt who lives at 1616, right across the street. She is also the lady with her daughter, Cynthia Bassett, who addressed the issue of it isn't just one trailer with the heavy equipment. It was, like, multiple, so it wasn't just one, according to her letter. She also said she has lived there 24 years, and I would -- I kind of feel like the neighborhood was spoken with some disdain, but there's all those rentals were there a long-time rentals, but there are a lot of homeowners. And I just -- I read the transcript from a month ago, and we really want to reiterate what Mr. Christensen said about the need for low-income housing, housing in this price range where people who are first-time buyers or trying to downsize. That's my opinion. So she -- one thing that Lorna, who is right across the street said, okay, a real concern is the

-- the home value, but the other one goes will these things be enforced? In other words, will there not be construction, yeah, because, oh, I'm sorry. Will the construction -- you know, will there be -- rules can be broken? How can that be enforced? And then I just want to say to Ashleigh and Clink that a friend of mine on -- who runs an Airbnb, she went to every one of their neighbors and -- and introduced herself, said what she was doing, gave them her card with her phone number, and said if there's any problem I want you to call me, and she's a super host, too. But I just want to say that that would have been a really helpful thing, a really kind thing. This is a good neighborhood. There's a lot of long-term residents, long-term renters. It's not just a trashy place, so, that's all I have to say.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Seeing none. Thank you very much. Next speaker, please come forward.

MR. SPENCER: Well, I am Clay Spencer. I live with Kitty Spencer at 1713 Ridgemont. I don't really understand how the Zoning Commission and the zoning rules operate, but, in our neighborhood, first of all, I want you to understand that Highridge Circle, the streets are narrow. There's no sidewalks. And the homes were built during the Ozzie and Harriet period, so they're -- they're single-car garages. Most of them are used for storage, so -- and there are teenagers, so there's multiple cars at every house, and they're on the street on both sides. To go in two directions on that street is sometimes very difficult. There is certainly no spare room for commercial vehicles or semis or anything like that to be parked on the street. But in addition, we have had experience in our neighborhood with group homes, and because group homes fall under Americans with Disabilities Acts, the R-1 zoning doesn't apply to them. We have two group homes on Highridge Circle. I think in the zoning requirements, when you're looking at approving Airbnbs, you need to look at also are how many group homes because the group homes have cars sometimes for the clients and multiple staff that would also be at the group homes. And there's just not enough parking in that neighborhood for four cars, five cars at every house. I think that's what I want to say. I don't understand why you can buy a home in an R-1 area, and have more than three unrelated people living in it since 2023, and it not be a violation of something. Thank you.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Seeing none. Thank you. Next member of the public to speak on this case, please come forward.

MS. VICKERS: Stephanie Vickers, 1651 Highridge Circle. I am an 18-year resident of this neighborhood. I have watched the cosmology of our neighborhood go from having a lot of rentals that changed over regularly to watching young families move in, settle down, older people feeling more comfortable, getting out, gardening, coming around talking to people. The idea of having an Airbnb in there when we've already got two group homes that we are trying to make sure those people are safe and taken care of, it's adding more stress to the mix for all of us. I am also one of the people who walks the neighborhood constantly. I feel safe enough to walk my neighborhood constantly, whether it's light or dark, raining, sun, whatever. The idea of having such a high turnover in that area, in that one house, is very uncomfortable to me both for me, for the safety of my elderly neighbors, for all the children who have moved in and are growing up with us.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Seeing none. Thank you for being here tonight. Next member of the public to speak, please come forward.

MS. BRADFIELD: I'm just going to go on one section of this.

MS. GEUEA JONES: Name and address for the record?

MS. BRADFIELD: Gail Bradfield, 1801 Ridgemont and 19 Highridge Circle. I don't know if 1619 is going to speak tonight or not. I'd love to hear her. But anyway, I'm just going to go over Section F of the conditional access three, can use supplemental questions, because that has to do with the proposed conditional use will not cause significant adverse impacts to the surrounding properties. I'm afraid -- I could go on each one of those and tell you how it has. Comparable rental use, I would say the bulk of the people have lived there 35-65 years, and so, when we're set -- we have long-term renters. We have landlords that live in the neighborhood. People who rent have lived in the neighborhood, and people know the homeowners. And I would not say that this is a rapid turnover rental neighborhood. We've gone through and we're having a hard time finding numbers to support that as far as just asking the people coming up and down the street. I'm surprised how many are homeowners. So I feel like when people have spent the bulk of their lives in this place, trusting the R-1 zoning, and they're getting near this last -- you know --

MS. GEUEA JONES: Can you stay a little closer so -- thank you.

MS. BRADFIELD: They don't know -- they don't have any plans to live anywhere else during their life, than -- and they're made to feel uncomfortable in their own homes, that bothers me. Also even having people who have lived there five or more years feeling like this is not the neighborhood I moved into. So this -- this property does not function similarly to a typical long-term residence. You can go your neighbor and talk to them when there's party and when there's semis, when there's construction equipment, when there's trash, but you don't know these people. And sometimes they might not even speak the same language as you do. So there's no way that these elderly people, we have people on hospice, we have people who -- that have emergency vehicles bringing them in and out of long-term care. We have people whose siblings had two heart attacks and all of that, heart attacks in the last six months who are very concerned about the blocking of the roads that's happened related to the emergency lane. People going into chemo can't get out of their driveways, and it's not that this was an isolated incidence. I mean, this is something that went on. If it was one stay, it was a stay of extended time, and it's very -- it's very difficult. I talked to a -- husband before the previous meeting, and he told me they weren't screaming, they weren't going to scream, they -- and they weren't coming by regularly, and that if we had any complaints, they would just go to a long-term rental. That's what I was told before the meeting. So as far as being professionally managed with strict policies, when you have four or five weeks of construction equipment being stored and blocking people's driveways, that's not responsible guest behavior. Guests -- house rules, I know there's been people woken up from the goings on in the backyard during the night. There's been toxic substances dumped in our water drainage, then the street is 27 feet wide. If you add the storm drainage, it gets close -- it approaches 30 to the curb. So you can't

really -- the vehicles brought in are not the small vehicles that fit in the eight feet, you know, or could get by on it in two ways with a ten-foot lane. They exceed that size. We have Ford Expositions, they are work trucks, and they're not often using the garage. So there's not a lot of noise control because they live north of Hatton, which is not necessarily inside of Columbia. It's towards Moberly a ways. And they said they're just too busy driving their kids around to sports traffic to put in more, you know, observation. This stuff happens outside of the work hours, so neighborhood services wouldn't necessarily see it.

MS. GEUEA JONES: Ma'am, I'm afraid that's your time. Could you wrap up or --

MS. BRADFIELD: Okay. Excuse me?

MS. GEUEA JONES: Did you have a last comment?

MS. BRADFIELD: I was going to go over these other areas, but --

MS. GEUEA JONES: Okay. I'm afraid you're out of time. It's okay. Are there any questions for this speaker? Commissioner Williams?

MR. WILLIAMS: If we assumed that the parking issues are addressed going forward, other than not knowing who is residing in the property at any point in time, what specific concerns, based upon the usage up to this point, do you have because I haven't heard much other than parking, and I really want to understand if how it's being run is creating a nuisance for the neighborhood if we exclude parking. So if you could give us some specific examples of how -- again, other than parking, other than not knowing who is there, but -- but how the guests who have been there over the last two and a half years have -- have negatively impacted the neighborhood?

MS. BRADFIELD: (Inaudible.)

MS. GEUEA JONES: Come closer so we --

MS. BRADFIELD: Trash, liquor bottles, and such, coming and going at all hours, not respecting the walker and the dog walkers, because we have no sidewalks, so we have more problems with that narrow street, walking in the street. And people try to walk with their children, too. So it's somewhat a danger for the children. Sometimes the children are playing, the parent might be watching from a distance, but they have no place to ride their bike except in the street, so you might see three kids riding in the street, and then someone is, like, zooming down there or it's hard to see because of the big vehicles. So a lot of it is vehicles and a lot of it is safety, and a lot of it is the inconsistencies in what we've been told and what's really happened, and I would say that covers it for me. I don't know about anybody else, but --

MR. WILLIAMS: I'm sorry. I don't mean to -- I really do want to understand. So we see respecting the walkers, is that -- is that -- again, is that the vehicles or what -- how -- just help me understand what's going on with the walking.

MS. BRADFIELD: Yeah. Oh, okay. People go very fast down a road where people are walking, and they can't see because of all the cars that are parked. And I wouldn't say during the day, because a lot of the people go to work. It's as much of a problem as it is after hours. When people come home, there's a lot of walking in the street. It's a walking neighborhood. There's no playgrounds, there's no



yards that are, you know, level to play in easily. And so it's kind of -- it's dangerous. And getting emergency vehicles in and out is an issue. Getting caretakers and home-health people in and out has been a problem.

MR. WILLIAMS: So do you have specific examples of -- of the renters at the property being the individuals who are driving quickly down the street?

MS. BRADFIELD: They -- and you will say -- do we need to film that, you know? We kind of see it, but are we responsible to show the evidence? They -- they're -- like, last week, there was a huge -- a great, big extended Ford Escalade, and there was a great big work truck, you know, so we kind of see it go, but if the walkers might not be where they see it pull out of a driveway. But the increase in traffic, I would definitely say the parking is -- has been noticeably -- the school buses have had to switch which side of the circle they go up because of the increased larger vehicles parked in the road and --

MR. WILLIAMS: Okay. And I'm not asking to -- I'm taking you at your word. I'm just -- I want to understand. And then you mentioned liquor bottles and trash, or there's -- how many times in the last year do you -- you recall specifically seeing instances where there was trash or liquor bottles or other, you know, such things?

MS. BRADFIELD: I'd say several.

MR. WILLIAMS: Okay. All right. Thank you.

MS. BRADFIELD: Sure.

MS. GEUEA JONES: Oh. You wanted --

MR. STANTON: Yeah, I did have a question. Don't worry about it. Forget it. Forget it.

MS. GEUEA JONES: Okay. Next speaker?

MR. MCDOWELL: (Inaudible).

MS. GEUEA JONES: Oh, you're going to have wait till you get up here so we can hear you in the microphone. I'm sorry.

MR. MCDOWELL: Matt McDowell, 1701 Ridgemont.

MS. GEUEA JONES: Was that Matt McDowell?

MR. MCDOWELL: Matt.

MS. GEUEA JONES: Matt McDowell.

MR. MCDOWELL: I've lived there for 35 years. It's a safe community. Opening this up to an entrepreneur that wants to make money -- short-term big money, and a single resident that puts the entire history in jeopardy is not something that should be status -- that we should stand for at all. I don't care how much money is in there, not additional taxes or personal profit. We've lived there safely -- I've lived up there safely for 35 years, raised two kids there. I've had my grandkids move in a few times. Now, I have great grandkids. They can come any time they want, too. It's a safe place. I'm not going to let this happen to my community. We all know each other. I see those cars racing up and down there. I'm not a real busybody. I don't like sticking my nose in other people's business, and I don't want to be responsible for doing the job that the authorities should be doing, not me. But I will if it comes to that, and it's not

going to be pretty. Now I just want you to realize that one man's profit that destroys a community is not worth it. It is not worth it. It's not a good idea, and it's not. And if this doesn't work, I know we'll have to get together and somehow get something on the ballot for the next election to put this to the City to see if there is any short-term rentals allowed in this town. I know several towns in this -- in this state that have done that. We don't want that there. She can rent that to anybody, just like that, and probably get \$1,250 a month. Maybe that's not enough money for her, but it seems like enough money to me. That's about all I've got to say. I'm totally against this. I would like for you to help stop it. I don't have the power here. I do have one -- one vote and one voice, but I know a lot of voters. I know a lot of voters, and I always vote -- always.

MS. GEUEA JONES: Great. Commissioner Stanton?

MR. STANTON: Good evening. How are you doing?

MR. MCDOWELL: All right, man.

MR. STANTON: Didn't I hear that you had group homes on your block?

MR. MCDOWELL: Had what?

MR. STANTON: Group homes, two of them?

MR. MCDOWELL: Yes. Yes, we do.

MR. STANTON: Those are cash cows. They rent every single room to individuals in recovery, and that is the same business model, I do believe. I have three group homes in my neighborhood, and they all function like that. The difference between them is, and this, I didn't even know they were going to be there. They just popped up and we just deal with it.

MR. MCDOWELL: Yeah. They never come out with it. Nobody told us they were coming either, but they just did.

MR. STANTON: Yeah. In this case, you got the heads up that an STR is coming in your neighborhood.

MR. MCDOWELL: Right.

MR. STANTON: So the profit position is you've got two profit-generating homes that are cranking out a lot more than that STR is going to make. They're probably charging \$300 to \$400 per person in two -- in each bed, so that's probably two people per room at \$800 a room. Just estimate, don't know for sure, but that's kind of how they work.

MR. MCDOWELL: It's a small neighborhood. You jam one more place like that in here, then we had no say-so. Nobody asked if that was all right. I've got one catty-corner. They come in really early in the morning and they leave the lights on, and they go up to that thing. There's a lady across the street that came out yelling about a month or two ago. You always wake me up in the morning with your lights on that. That's just what happens when you have strangers come into -- if they lived there, if they're long-term, if they're part of the community, everything worked its way through. Sooner or later, we get it all right, and everything would go back to a safe loving place. I mean, I raised two children in this thing, a boy and a girl, and I've had grandchildren there with their -- with my -- and I've had a great-grandchild

there. This is a community, it's not a profit center. It's a community.

MR. STANTON: So you have two group homes. It seems like was this level of community participation and advocacy reflective on these two group homes, because I feel like no one house -- and maybe I'm wrong -- I could be dead wrong, one house cannot generate such discourse on the whole block without contributing factors that I heard throughout the testimony tonight. We heard congestion in parking. Unless one house has got 20 cars in front, I don't see how this one property can be the cause of all the congestion.

MR. MCDOWELL: Take that times three. There's two there already, this makes a third.

MR. STANTON: Okay. So we've got two group homes, a potential STR, existing neighbors. So nobody else is contributing to the parking problem, the congestion problem, the two group homes that are transient guests, they're not long term. So the transient guests may be 30 days, may be 60 days there.

MR. MCDOWELL: I have no idea.

MR. STANTON: They're there for years?

MS. LOE: They're often there.

MR. STANTON: Okay. Okay. But you can't --

MS. GEUEA JONES: Please stay --

; MR. STANTON: You can't speak. He's got to -- he's got to talk. He's got to talk. Okay. So my point is, it's hard for me to see you put all this focus on this property. Now I'm looking at this owner. He -- I hope he's soaking all of this in --

MR. MCDOWELL: I don't --

MR. STANTON: -- because all it takes, all it's going to take -- this is all I'm going to say, sir. All it's going to take is two legitimate legally sound complaints and he loses that license. But I have a hard time with everybody else using their property as they see fit, either short-term, long-term, homeowner or not, he has those same rights. And if you don't want him to exercise his rights as a short-term rental, and I'm -- and this is you're in his shoes, how do you make his rights just as important as yours and how would you resolve that?

MR. MCDOWELL: His one person trump the entire neighborhood?

MR. STANTON: No. But his -- but his property rights --

MR. MCDOWELL: One person --

MR. STANTON: -- are just as equal as yours.

MR. MCDOWELL: -- trumps the entire neighborhood. There's nothing right about the vote goes against him. If you want to vote for it, come around with ballots. We'll take them to each and every house, let them vote, and then we'll see who's got the right to --

MR. STANTON: Well, if I come to you and say you are not allowed to have your grandkids at your house, you have too many grandkids, your occupancy level at your house is -- you're violating your occupancy level at your house, you have too many people in your house.

MR. MCDOWELL: Well, that's a load of crap.

MR. STANTON: Right? I'm just throwing this out here. Right?

MR. MCDOWELL: Yes.

MR STANTON: You have a right to your family, you have a right to use your house the way you want to. How do we fix this? Because this man has spent hundreds of thousands of dollars on this home. And he's got everybody else telling him how he can and can't use his property when he's asking for a -- this is a legal use, just like you have a legal use. Make this whole for both of us. How do you make this a win-win without stepping on his rights as a homeowner?

MR. MCDOWELL: He can rent that to regular people, have a long-term rental, not short-term rentals, not short-term rentals. They come and they go. They come to have a good time. They don't have anybody watching them. You don't check in at desk and have somebody at the desk all night knowing what's going on in the rooms upstairs, a hotel.

MR. STANTON: So I can have a construction crew rent long term. I can have a -- so I can have a company rent the house long term to my crew and that would fit your requirement as a long-term rental, and I can have my proofs that -- rent it for a year, and park their trucks, and what can you do about it?

MR. MCDOWELL: Well, I can tell you one thing if you -- if you -- if you have a -- if you have that happen in a hotel, they'll know. If they say this is a four-person occupation, how do you know that it's a four-person occupation? For two years, they did this without anybody's consent. Two years, they broke the law. Nobody stopped them doing that. Then they came here and said, okay, we're going to give you a license, and then we'll make a couple of bucks off of that. No. How do you know there's four people? Four people could have -- each could invite four more people. Nobody is going to know. He didn't find out about that till a month into it. The last two days is when he found out there was people "parking" where they shouldn't be parking with big trailers. That's what you'll open yourself up to. Now, believe me, everybody would have known if it were people in the neighborhoods because we all see each other. I want to know -- how do you know if they're going up and down the street? I recognize most of the faces. I've been there 35 years. I recognize most of the faces that drive up and down that street, and I know who it is and who it is, and I'll try and see people outside, well, who the heck is this? It's not a thoroughfare, it's not a main street, it's not a traffic area, it's the group of people that live in that thing, and I think --

MS. GEUEA JONES: Okay. Thank you. Thank you, sir. Any one -- no.

MR. MCDOWELL: Are we done?

MS. GEUEA JONES: I think we're good. Thank you very much, sir. Anyone else?

MS. SORTMAN: Hello. My name is Emilee Sortman, and I currently live in the house owned by Gail Bradfield. It's 1619, it's the lot just to the west of this plat. I've lived here about four years. It is a very nice neighborhood. I can see why they bought a home in this neighborhood. I do realize people are getting really hung up on the parking situation. I don't know that it's specifically the parking which wasn't convenient for sure, but I think it's also that they're not really monitoring the premise. Like, it wasn't like this people are parked in the street and on the yard for two days or a week or two weeks even. So that

has made me a little bit nervous about the safety aspect, like, do they know what's going on? If I lived 15 minutes away, I would probably occasionally drive through once a week or something just, you know, and check, make sure things are on the up and up. I do agree with Mr. Stanton that we are trying to, you know, compromise with them, how can we respect their right to use their property however they want to, but also bring some comfort to the neighbors that they are, you know, maintaining it and that they're -- have a presence on the premises. That's been my big concern. Also, my neighbor did mention it would have been nice to have some sort of notice. Like, they could have knocked on the door, said, you know, hey, I'm your new neighbor. You might see people in and out, but we're doing what we, you know, can to maintain the safety of the property. Like, none of that was ever explained. Of course we noticed that it was being used as an Airbnb, for the last two years. We just assumed that they were operating under the ordinance, that they were doing what they needed to do to lawfully do it. I didn't know that this form even existed for us to voice this, so that's why probably you're hearing a lot of, like, concerns from people at this point. I guess that's pretty much all I have to say. Just -- that's why I feel people are getting hung up on the parking thing is because they didn't notice it for a very long time, so maybe they're not monitoring the property. That would make me feel a little bit safer. If they could maybe provide me with a phone number, if I see something, say something. I mean, clearly, they probably had some issues with -- cosmetically with people parking in the yard. They probably had to spend money to -- to repair that. That probably wouldn't have happened if we had a way to contact them, and say, hey, the last, you know, month, someone has been doing this. I would think both sides would want to have that open line of communication open to prevent those problems.

MS. GEUEA JONES: Thank you. And there will be a hotline starting soon.

MS. SORTMAN: Yeah. With Neighborhood Services. But I just -- you know, I really don't want to be a rat for Neighborhood Services. Like, I would like to be able to approach my neighbor.

MS. GEUEA JONES: Sure.

MS. SORTMAN: You know, if they're open to that, I would like to be able to approach them with things directly, you know. I realize that's my responsibility as a citizen to refer those things to Neighborhood Services, but I also feel like they should have a responsibility to have someone we can communicate with them.

MS. GEUEA JONES: That makes sense. Any -- Commissioner Loe?

MS. LOE: So you live in the house west of the property?

MS. SORTMAN: I do, yes. I -- I've rented that house for four years.

MS. LOE: People have mentioned some issues with noise and also litter?

MS. SORTMAN: Definitely litter, yes. There's been litter from there blown over. Mainly, a lot of it was from the construction crew, but I have seen other instances of it. We had a guy for three or four days was working on his car in the street, and just drained all his antifreeze in the street. And I feel like people who live here would know that drains down the street and right into the creek. Like, you know, and I feel like if I had had their phone number, I probably would have called him and said, like, Hey, he's not

respecting your property, they're not respecting -- and they probably wouldn't have wanted him, either. I would assume that they wouldn't want them to do that to their property. They have spent a lot of money and time, like, making this place nice, and it looks really nice, and I -- you know, we want our neighborhood to -- to be nice, and I would think that they would probably not approve of that, either. I would hope not. Sorry. I'm very nervous. I don't know if I actually answered your question.

MS. GEUEA JONES: You're good. Go ahead, Commissioner Loe?

MS. LOE: It sounds like you are proposing a compromise. I wasn't clear if you support the continued use as an STR, or if you don't.

MS. SORTMAN: I don't -- I don't love it, no. I mean, there's, you know, definitely a housing shortage. There's two million Airbnbs in America, and I understand that, like, this is your way to try to compromise this, is making these new zoning laws for these institutions to exist. I'm really kind of on the fence. My main concern is feeling safe and feeling like they are monitoring the place, and I heard them mention maybe, you know, putting outside cameras. I know that does lessen the appeal to people who want to rent because they don't want to feel like they're under surveillance or anything like that. Even just for them to say, hey, yeah, we're scheduling, you know, a ride through every, you know, week or two, to make sure, you know, things are on the up and up. I would feel a little bit more comfortable with that, because some of the things that have been going on there, I feel like if they were more attentive, they wouldn't be occurring, and also, like I said, the damage to their own property, like, they would probably want to mitigate some of that.

MS. LOE: Thank you.

MS. GEUEA JONES: Commissioner Walters?

MR. WALTERS: I was going to say something as a point of order. Thank you for coming and giving testimony. As a point of order for you and the previous speaker, that one reason -- these -- this has not been illegal for the past two years. Fact of the matter is there has been no regulation, no monitoring.

MS. SORTMAN: Got you.

MR. WALTERS: That's the -- that's the significant purpose of having this take effect is so there is a mechanism for monitoring registration and -- and also transparency and also a reason that they could revoke, they could lose their ability to have this, if these continued violations were continued. So that is a significant change, and, like you say, you don't like to be a rat or people don't like to rat out people, but if this is truly something that becomes out of hand, that's -- that's the recourse is to have to --

MS. SORTMAN: Yeah, I understand that.

MR. WALTERS: Yeah.

MS. SORTMAN: I would just like to have, like, if they're okay with that, some sort of direct line of communication to them before it would get to that point.

MR. WALTERS: Well, I hope that --

MS. SORTMAN: You know, some things might not be worth losing your license over because

someone is throwing a party next door. You can't, as I stated, always control what everyone is doing there all the time, just the same as my landlord can't, you know.

MR. WALTERS: Well, thank you. I think -- I hope as a result of tonight's comments, the -- the owners will do better in terms of perhaps notifying at least all the six or eight people closest to the property of providing contact info for them. And I know that, I believe, if this is approved, the neighbors will get postcards with how they can react or respond to problems, and that could be noted in the future.

MS. SORTMAN: Yeah. That would be greatly helpful.

MS. GEUEA JONES: Commissioner Stanton?

MR. STANTON: Ditto. This is -- there's hundreds underground that exist amongst us.

MS. SORTMAN: Oh, yes. Yes.

MR. STANTON: Hundreds. These people that you're seeing popping up are subjecting themselves to the legal process, and that's why I'm so adamant about making a win-win, because those hundreds that you don't know, I'll bet there's hundreds of those, dozens around you right now that you just don't know about. And we're trying to make people legal and do a legal process so they can be monitored, can be regulated, all of that good stuff. So -- you know, these people are subjecting themselves to this process. And thank you for your comments.

MS. GEUEA JONES: Commissioner -- right. Commissioner Ortiz?

MS. ORTIZ: I just wanted to say -- sorry. There's a phone. Thank you for coming out, especially as a renter. I think it's super cool that you, like, care about your neighborhood and care about your home enough. I'm also a renter. I think it goes to show that there's a community there and I can tell that by you being here, and thank you for having the courage, especially in front of your landlord, because my -- I mean, I'm sure your landlord is great, but some landlords, you know, would direct people to go a certain direction, so I think it's really awesome that you showed up tonight.

MS. SORTMAN: Thank you.

MS. GEUEA JONES: I do have a question, and maybe with you being right next door, you can comment on this. It sounds like the construction crew was there for more than a month, like, five weeks, four weeks?

MS. SORTMAN: You would have to ask the owners, but it was a considerable amount of time, yes. It was several weeks.

MS. GEUEA JONES: That would make them a long-term tenant under our ordinances. So even though they're not there for a full year, that would not qualify their stay as a short-term rental. And I bring that up because it is the kind of mid-term rental that a lot of folks are changing to where they're renting to traveling nurses, you know, one semester professors, construction crews that are doing massive projects in our community. And -- and that is not the same as a transient guest, and I'm -- I'm sensitive to the fact that it sounds like that was a very disruptive thing in your neighborhood.

MS. SORTMAN: Incredibly, yes.

MS. GEUEA JONES: But there's -- I am sorry that you weren't able, as neighbors, to be able to

go and speak to the people that were staying there, because if they were there for multiple weeks, and -- and problems were occurring on a daily basis, it is just a shame that no one was able to have that conversation the same way that you would for someone who was staying there for six months or a year. It's one thing if you're, like, well, they were only there for three days, and so we never got a chance to go over and talk to them, but if they're there for five weeks, then -- then it -- it seems like, one, this ordinance wouldn't apply to that stay anyway, and, two, I'm just sorry that you weren't able to find a resolution to that and it was disruptive for so long because it -- it was the same people there.

MS. SORTMAN: Yes.

MS. GEUEA JONES: Yeah. Yeah.

MS. SORTMAN: Yeah. That's why I mentioned maybe, like, having a line of contact with them where we could voice --

MS. GEUEA JONES: Yeah.

MS. SORTMAN: -- those concerns, you know, to them, directly.

MS. GEUEA JONES: Yeah. And it sounds like they are willing to give out their contact information to -- to folks, and certainly make sure you get that from them.

MS. SORTMAN: Okay. Yeah.

MS. GEUEA JONES: Any further questions for this speaker? Seeing none. Thank you.

MS. SORTMAN: Thank you.

MS. GEUEA JONES: Anyone else to speak on this case? I'm sorry, sir. We do one shot. You've already come up.

MR. STANTON: On this case.

MS. GEUEA JONES: No, I'm sorry. You've already come up in this case. Thank you. Next speaker?

MS. BALL: I'll try to get the right distance here. My name is Elizabeth Ball; I live at 4000 White Pine. I'm a local homeowner, a business owner, a former short-term rental host. I'm also not a great public speaker, so I'm going to read from my notes, if you guys don't mind. First, thank you for your time and for the work that you do to guide growth in our city. It is appreciated. I'm here tonight to support the STUNDEBECKs and their application for a short-term rental permit. They've already spoken for themselves. I just want to quickly note to Emilee that you should definitely talk to them afterwards. Ashleigh would happily give you her card with a direct line of contact. I also am a co-host for them when they're out of town. My property is closer than theirs. I know that that's been brought up as a concern, so I'm, like, maybe eight minutes away. I also really like Dairy Queen, so I do drive by their property quite often, and have submitted some photo evidence of not their guests parking in front of their house to kind of show that while they have a public street and a public right-of-way, it is not only used by their guests, but by their neighbors, as well. They do screen guests and try to maintain a peaceful environment. And I think they do understand what it is to be a good neighbor and a good host not only to the people staying in their property, but I know since the last meeting, you all recommended that they try to meet their



neighboring owners, and -- excuse me -- I believe that they have tried to do that, some with success, some not. It's hard when you're there to do maintenance, and you just pop over to introduce yourself and maybe somebody is at work during that hour. So I think that is -- would be a continued proactive effort on their part to try to, you know, better relations. And then I think there is an important question to ask not only you all, but also everybody still in presence today is has anybody ever stayed at a short-term rental, maybe not in Columbia, but while traveling? And likely there's a reason that you chose to do that, whether it's to have a kitchen for convenience, your family is too large to stay in a single hotel room. I do it with my family very often, and I think it is a double standard to not allow them to proceed through this approval process just because a few people don't like them. I think this process has been put in place. The STUNDEBECKs have shown great effort by coming back here for a second time to go through this process. Their home is great for families coming to attend community events, so we're bringing in outside of our community to support our community. They have mentioned that there's people who come here for medical care, people who come in for local college visits. So overall, there is a need for this, and we're going to see through this process that there's going to be a reduction in short-term rentals, which in, by way of that, is going to mean that the need is going to become higher, because there is going to be a limitation for those guests and what is available to them.

MS. GEUEA JONES: Thank you. That's your time. Did you have a final wrap-up or --

MS. BALL: Just that I, like, wholeheartedly support their effort and I'm here as a closer resident to -- to help them.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Seeing none. Thank you very much for being here tonight. Anyone else to speak on this case? Seeing none. We will close public comment.

#### **PUBLIC HEARING CLOSED**

MS. GEUEA JONES: Commissioner comments on this case? Anyone at all? Commissioner Brodsky?

MR. BRODSKY: I'll start us off. I think like the -- I guess it was at our last meeting, or the meeting before, the one over by Stephens Lake Park, like that instance and the other instances where we've had where there is some resistance in the neighborhood, I see a lot of just communication that needs to happen. And I don't know what we can do as a commission to ensure that this process is -- you know, really enhances and increases the amount of communication between the neighbors and the short-term rental operators, but I do think that that would have a significant difference or make a significant difference for the neighbors. So I -- I'm not sure where I land on supporting this one.

MS. GEUEA JONES: Any other Commissioner comments? Commissioner Williams?

MR. WILLIAMS: I plan to support the motion as I anticipate it will be made. The reason for that is because it seems like most of the complaints that I've heard relate to parking. There are definitely some that have related to specific guests and whether it be the -- you know, doing maintenance of vehicles in the driveway and maybe not doing that in the most responsible manner, or trash, definitely some

concerns. But the reason that I support this is that we have owners who have, I think, demonstrated that they've taken steps and seem to be responsive and understanding what the concerns are here. And so from my vantage point, that is a real difference maker, and that it's going to be up to -- to them to -- if the Commission and the City Council go that direction, to, you know, communicate and operate in a manner that is responsible and respectful to the neighborhood. The impression I get is that that's what they want to do and how they want to operate. So I don't want to prejudge that based upon what I've heard tonight. More generally, as I've said before, my time on the Commissioner is running short. So I -- the one thing that I regret about how this has come together is that these -- this CV process creates conflict where conflict didn't previously exist, where we've had the folks that who have been coming through are folks who have typically been operating for several years and then we have the hearing and there is -- there is concern. And what I want to say and I probably won't say it as eloquently as I wish I could, but if this is approved by this Commission and the City Council, you will have neighbors who are operating an STR according to a license granted by the City. And it is really incumbent for any community, any neighborhood to work, whether that's neighboring countries, or neighboring houses, that we afford each other lots of grace and forgiveness and really try to have an open mind about the concerns that each other have. And that's not just -- I'm not saying that to those who are opposed to it. I'm also saying that to the people who will be operating it, and that's my hope is that at least walking out of here tonight, whatever the outcome is, that there can be some resolve for everyone here because I wish you could all have been here for the one -- the hearing after yours the last time because they loved each other, and they spoke very positively about how wonderful it was because this house had been dilapidated and it had been restored, and they were very happy. And there was two on the same street, and the neighbor in the middle, actually there was one house in between them, and they were supportive of it, and the whole thing was just very warm, and they made it work. And I've got to believe that that can be done in all of our neighborhoods, so I just hope that we can work together to accomplish that.

MS. GEUEA JONES: Commissioner Placier?

MS. PLACIER: Yeah. Probably if you have read Dear Abby, you know that an awful lot of complaints that people write in about are about neighbors, dog poop, kids, cars being too loud, all kinds of things, what should I do, Dear Abby? And there's a lot of sort of powerless feeling that we can't do anything about it. We have to write to Dear Abby. Well -- and, you know, what can she do? But the other thing is that you've also experienced that powerlessness with the group homes. Now you seem to be pretty supportive of the group homes and the people that they serve, but nobody asked you.

MS. GEUEA JONES: Please don't speak out. Thank you.

MS. PLACER: In this case -- in this case, we sent out cards and there's a hearing and the whole thing. It all does come down to communication and getting over the feeling of -- I know, I'm a shy person. If somebody is driving too fast on my street, and I know that they are parking down the block, am I going to go down and knock on the door and say, you know, you were driving too fast, and I was trying to walk. You scared me to death. But that might be the kind of communication that we're looking for. It also

seemed like this one group of people, these construction people -- I'm sorry, Commissioner Stanton. But these -- these construction people, they came in with their vehicles, they were purportedly throwing trash around, you know, whatever -- whatever they were up to, staying there a long time, sort of having their time off be fun at the house, and the owners were not aware of that. And again, you know, would I go and say -- knock on their door and say, hey, you guys have got to tone it down. You've got to move your trucks, and you've got to get your act together and pick up the trash. You know, I would have to have a lot of nerve to do that. Now once we have these STR regulations, yeah, it does seem like a weaselly way out of it. I could call. I can call the City and say there's a bunch of people down the street, or I could call the owners. Once we have these regulations in place, it does provide other avenues, but I'm hoping that we aren't going to be so powerless that we can't work something out.

MS. GEUEA JONES: Commissioner Loe?

MS. LOE: In work session, we commented that not every house is suitable for use as an STR. And I would say that, at our last meeting, there -- we had a tie vote because there were some feelings that not every neighborhood is suitable for an STR. And there has been some new information on this case including some additional comments both for and against, but one thing that strikes me more in this go-around is, well, it's not as much about the concerns with how it's been run, though it has been run as an STR for two years, unlike the case that came forward that hadn't been run yet. So the neighborhood has had a chance and they were aware that it was an STR, so they have -- they've had a chance to get used to the idea. What my sense is is that the neighborhood is saturated, and my aunt lives in a neighborhood that has a group home, and those tenants are there for years. They're there a long time, but we know when we're walking by the group home because, as has been said, it's not just family visiting, but it's the attendants, and it has a different use profile than the residential homes next door to it. It's great that they're in a residential setting, but it does have an impact on the community. So understanding that there's already two group homes in this neighborhood, I feel like this -- it may not be appropriate to add another commercial use, so I will not be supporting this request.

MS. GEUEA JONES: Any other Commissioner comment? Commissioner Stanton?

MR. STANTON: Ms. Loe, that was a compelling argument. And -- it was. Now I would tend to agree with you, and still might, because that was a very good argument. I just have a problem with the lack of a win-win. It's like everybody is hunkered down and I'm going -- and when I feel like someone is up against a wall, I'm going for the -- I'm going for the underdog because I feel like everybody is hunkered down and they're putting their stakes in, and saying this man can't do this, and he can. I tend to go with the underdog because everybody is against them. Now the reason why I would, and I still -- I'm going to pray on it while up here. The reason why I would support it, because I want to see if this owner is going to shoot himself or herself in the foot, because you have had adequate information. And if you -- if you have done nothing that you said you did, and you're not watching your property like you said you are, and they get the -- I'm going to be the -- I'm going to be in front of them to make sure that license gets snatched. If you do not stand on your word, and I say this every time these come in front of us, that you

guys are the pioneers, this is your second time coming up here, and if your stuff isn't like Taj Mahal, and you don't have those construction workers under control, and you're not there looking at your property on a satellite, every night, looking down on them from a satellite, and your property is subpar, and these people come in with complaints, yeah. Bounce you out of there and take your license and don't come back. I want to -- I want to -- I want you to show me, because I'm from Missouri. Show me that you're going to do, or show me that you're not, and your neighbors are definitely going to show me if you are or not. Now I hope, if I do support, that the neighbors are not vindictive and saying, oh, you got this license, so now we're going to be on a mission to make sure you lose it. I hope that doesn't happen, because that's kind of the environment that we've set up, you know, the pros and the cons, and see how this falls -- I hope it doesn't go that way, but as an owner, if I was you, I'd be well aware that that's -- I'm surrounded by people that don't support what I want to do. It's up to you to make it -- make a business decision from there. This might not be -- a short-term rental might not be what you need to do, but a moderate to long-term would be. And if you've got a construction company and have rented it for a month, or a year, that will -- that will fit the requirements of the neighborhood that they would, hey, I'd rather have a short term that I can get out -- up out of there faster, but that would be a business decision that you would make. Thank you, Madam Chair.

MS. GEUEA JONES: Anyone else? I would -- I'll just take moment. I wasn't here when this came through the first time, and I can imagine that a lot of the comments we heard tonight are echoes of what we heard the first time. And our job as Planning and Zoning Commissioners is to make a recommendation to City Council based not on emotion or feeling or, you know, ideals, but on what does the ordinance say, what can we back up with a rational understanding of the facts on the ground, and applying the law in a way that is equal and fair to everyone. We've denied a couple of short-term rentals. Both times, it has been because we were looking at owners that were not being good neighbors. We were looking at complaints out of the neighborhood that were related to that owner and their operation of the property as a short-term rental. There have also been times when we've had neighbors come in and we have approved it because the neighbor's complaints were not related to that owner's behavior or to the operation of that property as a short-term rental. They were based on emotion and fear of the unknown, fear of strangers. I think this is a marginal case that's somewhere between those two. The complaints that we have heard are very real complaints. They are related to these owners, and their operation of their property. They are not related to their operation of their property as a short-term rental as we define it. They are related to their property as a mid-term or long-term rental, which they can do with the long-term rental certificate. There is nothing that says you have to have an unfurnished, you know, property, with a year-long lease. Our long-term rental ordinances allow people to rent for 31 days or more, and it can be a fully furnished property. It sounds like the incident that caused such a disruption in this neighborhood falls into that category. But it also sounds like these owners were not in a position to know that their neighbors were upset, which means they didn't have good communication, which means their neighbors didn't know how to get ahold of them, which means they weren't going by every week

while it was under this rental for a mid-term. And I find that a little bit concerning only because the neighbors did have such a problem with it. They talked about it clearly to each other. They all showed up twice. I have a feeling they'll show up again when this gets to City Council. To me, that says that there was a pretty significant disruption, and whether or not Neighborhood Services and the police were called, I don't know. I think we would know for sure if an official complaint had been made. But the owners were not responsive to any of that uproar. And if it did, in fact, go on for four or five weeks where the neighbors were constantly having problems with these guests, and the owners were nowhere to be found and no one knew how to contact them, that's concerning. At the same time, if I were renting a house and my landlord stopped by every week just to make sure I wasn't bothering anyone, I would find that concerning. So it -- I'm really in -- in a conundrum up here because there are real concerns, and I don't want to dismiss those as being fear of the unknown or being fear of, you know, strangers in the neighborhood. We're always going to have strangers in our neighborhood. That's just the nature of a neighborhood. You may think you know everyone, you don't. But I -- I do think that something real happened here, and these particular owners were not responsive. So I'm -- I'm really torn about what to do, and I want to make sure we give clear guidance to City Council about what we think about this case. So I -- I don't know. Commissioner Stanton?

MR. STANTON: It seems like this was one major group and one incident collectively.

MS. GEUEA JONES: Uh-huh.

MR. STANTON: If she's got the top tier of hosts, then she's had to have had successful rentals. I think that this one group just blew their average out of the water. They got an F on the report card and everything else was A, rather a C or B-; you know what I mean. I think this is -- and it's all coming to that one group. So really hope the owners are really listening and I hope that -- I pray to God that they're just taking notes, because if they're not, then it's just going to be all bad for them. I pray for them now.

MS. GEUEA JONES: Commissioner Ortiz?

MS. ORTIZ: The last time this came up, I did not support it. This time, I do intend on supporting it. I feel like the information that we got this evening, that linked the construction crew to the one -- the one stay, I think helps me understand this better, because last time, we didn't hear much from the property owners. We heard way more -- there was way more people here, too. We heard a lot more from others in the neighborhood in opposition, but I think now, having more information and having a more thorough staff report -- and another contributing reason why I voted against it last time is that it was mis-advertised, but now given all the information, I do plan on supporting it.

MS. GEUEA JONES: Any other comments? I'm going to give Commissioner Loe a chance if you want to make a comment. No? Okay. In that case, would anyone like to make a motion? For the benefit of those listening, we make all motions in the affirmative. Commissioner Walters?

MR. WALTERS: I'd like to make a motion. Regarding Case Number 134-2025, an STR conditional use permit at 1617 Highridge Circle, I would vote -- move to approve the requested STR CUP subject to the following: No less than one parking space with any attached one car garage be made

available at all times the dwelling is used for STR purposes, a maximum of 210 nights rental, a maximum of four transient guests, regardless of allowance permitted by IPMC.

MS. ORTIZ: Second.

MS. GEUEA JONES: Moved by Commissioner Walters, seconded by Commissioner Ortiz. Is there any discussion on the motion? Seeing none. Commissioner Williams, may we have a roll call?

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Ortiz, Ms. Placier, Mr. Williams, Mr. Walters. Voting No: Mr. Stanton, Ms. Geuea Jones, Ms. Loe, Mr. Brodsky. Motion ties 4-4.**

MR. WILLIAMS: That is four yeses and four nos. And so, Commissioner, I will let you tell us what happens.

MS. GEUEA JONES: Our rules technically say that a tied vote is no recommendation, however, it will be communicated to City Council as a denial; is that still correct?

MR. CRAIG: Yes, that's correct.

MS. GEUEA JONES: Yes. And that means that it will not go on the consent agenda, and there will be a full hearing in front of City Council.

MR. ZENNER: That is correct. And if I am correct, Mr. Craig, it has a two-thirds majority vote?

MS. GEUEA JONES: Two-thirds majority vote?

MR. CRAIG: That -- whether it requires a -- I'd have to consult with -- with the ordinance, whether it would require a simple majority or a super majority. On a plat, denial does. I don't know, off the top of my head, without consulting the UDC, if that would be a simple majority or a super majority.

MS. GEUEA JONES: Very good. But either way, it will have a full hearing in front of City Council.

MR. CRAIG: Correct.

MR. ZENNER: So this does require -- for those in the public and those that are listening, the ordinance approval process is two reading procedure. This case will be introduced, and at that time, the bill number and title will be read only. There will be no public input. At the second reading of this particular case, there will be public -- it will be scheduled as old business, and therefore, a public hearing will occur automatically. That public hearing will be scheduled for -- the second reading will be July 7th. That meeting begins at 7:00 p.m. I do not know where the item will be placed on the Council's agenda -- 7:00 p.m. in this Council chamber on July 7th.

MS. GEUEA JONES: Very good. Is there any other comment to be made in this case from Staff? Commissioner Placier?

MS. PLACIER: Oh. I just wanted to ask if the neighborhood will be notified again when it's going to be heard.

MR. ZENNER: We do not do -- we do not do notifications post Planning Commission action. That is not a procedure.

MS. GEUEA JONES: Very good. Seeing nothing else in this case, we move on to our final case

for the evening.