

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**May 07, 2026**

**CASE NUMBER 125-2026**

**A request by Jodi Kuntz (owner) to allow the property addressed 713 Hilltop Drive to operate a 210-night maximum five-guest short-term rental pursuant to Section 29-3.3(vv) and Section 29-6.4(m)(2) of the United Development Code. The .45- acre subject property is located on the west side of Hilltop Drive, approximately 400 feet south of its intersection with Cliff Drive.**

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

Staff report was given by Mr. David Kunz of the Planning and Development Department. Staff recommends approval of the requested short-term conditional use permit subject to the following criteria:

1. Maximum occupancy of five total transient guest.
2. A 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 contact with parties to this case outside of a public hearing, please disclose so now. Commissioner Ortiz?

MS. ORTIZ: This is my neighborhood, and I am in a group, like group -- East Campus Group. As I've seen people talking about this case, but I have not engaged. That's all.

MS. GEUEA JONES: Thank you for disclosing. Anyone else? Seeing none. Are there questions for staff? Seeing none. We will open for public comment.

**PUBLIC HEARING OPENED**

MS. GEUEA JONES: If the first person would like to speak, please come forward. Again, name and address for the record. Three minutes for individuals, six minutes for the applicant and groups.

MR. BOYT: Russell Boyt, 2000 Valley View Drive, here in Columbia, and I'd like six minutes. I am speaking on behalf of the owner, Jodi Kuntz could not be here tonight.

MS. GEUEA JONES: Oh, thank you. Yes.

MR. BOYT: I believe -- Mr. Stanton, I'm learning from the last time when I presented to you here recently, you said it was a great presentation, so I kind of moved from there. Jodi Kuntz purchased this home in July of 2024 for \$350,000. It was on the open market, and the value has now increased. She has continued to improve the property. So relatively speaking the home does not fall within the boundaries of what are considered affordable housing, as the homes in charming neighborhood are of equal or higher value. I understand this is a concern when it comes to P & Z and consideration, so I just wanted to remove that wild card. Jodi is deeply rooted in the community. She is a graduate of Columbia high schools and Mizzou. Her grandparents owned and lived at a house at 1845 Cliff Drive, just a few doors up. She did kind of hold that information back. It was personal to her and, at the time, she thought that was a good idea. This is where she spent her childhood and young adulthood while attending Mizzou and before becoming a veterinarian. It's for this very reason she purchase the home on this street, for personal use when she visits back to her hometown, to visit her family and check in on her parents. She's actively engaged at the MU Vet School while living in California as a mentor for the Internal Medicine Residence. She does plan to return to Mizzou in the next few years to teach, and this will be her primary home. This property will have an average rental rate that starts at \$400 a day during the week and higher for the weekends. There will also be a two-minimum on the weekends. These rates will have a strong impact on the types of guests that are attracted to stay at the home. Both short-term and long-term guests will be able to enjoy this location because it's centrally located, close to the university and multiple hospitals, and so on. It's a great location. It's a very special location for all the residents in the neighborhood, and that's also why she chose to purchase this house and wanted to be able to rent it while she's not enjoying it herself. This street is very narrow. It is a single lane, and, understandably, there is a concern for the neighbors. The driveway does allow for three cars to be parked and the garage will also be available for use. Absolutely no leniency will be tolerated for any on-street parking, nor for any excessive noise or anything that would impede the quiet enjoyability of the neighborhood. These will be strictly monitored, prohibited, and enforced with immediate eviction. And I think this is a very important note, that potentially maybe the neighbors aren't familiar with. Short-term rentals, specifically in BRBO, and AirBNB scenarios can be evicted without

notice for breaking the house rules that are clearly communicated. So all guests will be required to be a verified guest with a government ID prior to booking. These will not be strangers. There will be trackability if there are issues, and this help insure the quality of guests are also booking with no prior complaints. Loud parties and large gatherings are simply not allowed. An additional \$500 fine will be included for breaking those rules for loud parties, large gatherings, on-street parking, I should say. The home will have exterior -- multiple exterior security cameras that will also assist and allow for 24/7 oversight, and proactive enforcement of these rules. Anticipated and preferred guests will be families and professionals with higher than average rental rates. This is expected to have the desired effect, and to be respectful with conscientious guests. Quiet enjoyment is the golden rule for the use of this house. Large gatherings, again, cannot and will not be permitted. So starting in 2024, specific rules, regulations and guardrails were enacted to allow short-term rentals to exist in our community with little or no impact to the surrounding neighborhoods. There was a letter, and I believe it's attached to the notes, that was sent out in advance to the neighborhood to let them know her contact information, the agent's contact information, and to give the phone numbers for making complaints to both Neighborhood Services, the police, and, of course, the agent that would be immediately available. We wanted to communicate that there are teeth to these rules. It is not just bark. Through the management, through the police, and through Neighborhood Services, there are complaints that can be filed and immediately acted upon. These issues simply cannot and will not be tolerated. It's not fair to punish a homeowner and proclaim that this property would only be used as a nuisance party house where the streets would be packed with cars and infringing on anybody else's quiet enjoyability before these things have ever even happened. If these issues were to arise, they would be punishable with fines and guests could be immediately on site evicted for breaking the very strict short-term rental rules. So this property has no prior complaints, nor does the owner, and the only thing we want to have is a well-managed short-term rental that has zero issues with the neighborhood or with the City to endanger its license.

MS. GEUEA JONES: Thank you. Any questions for the applicant? Commissioner Stanton?

MR STANTON: Beautifully presented again. I like -- I like the presentation on the numbers and contacts and all that, but we still have the same problem.

MR. BOYT: Oh, no. What is that?

MR. STANTON: I see a petition that's three to four pages long --

UNIDENTIFIED AUDIENCE MEMBER: Eight pages.

MR. BOYT: Eight pages. Eighty -- actually if you look, you're going to have to zoom that map out -- way out because people that signed that, I was looking at their addresses, too. They are blocks and blocks and blocks away. I was --

MS. GEUEA JONES: Mr. Stanton, You may continue.

MR. BOYT: I saw that huge petition. I was, like, oh, no. My question real quick --

MS. GEUEA JONES: Mr. Stanton, you may continue to question.

MR. STANTON: So does the owner or his agents have a working relationship with the neighborhood, and he -- they don't have to agree with you. The last time we had this conversation.

MR. BOYT: Oh, sure.

MR. STANTON: Is the communication -- is the line of communication, is the line of communication there. I'm sure the people on my farm could call one of these numbers to see if they pick up. That's how close I perceive to test this system. Is this system in place to create responsive answers, solutions to the problems if a problem arises on this property immediately. I've read all the complaints and they all come back to communication.

MR. BOYT: Sure. So there was a conversation. It was an e-mail chain that -- that was communicating with a few of the neighbors, and there was a phone call with Jodi. I believe she did speak with the direct neighbor. I believe that was this last week at some point. And so that letter was sent out, I believe -- I don't have the date in front of me. I didn't bring it out. Three weeks ago, two and a half weeks ago. So it was -- it was well in advance to provide all those contact informations and to communicate. And, again, trying to communicate that there are teeth to the rules, that they cannot be broken. I would immediately act upon. And that's the sole purpose of the guardrails of the short-term rental rules we put in place, that the -- that the agent would be immediately available and is local to Columbia. That's exactly what it is.

MR STANTON: Are you the agent?

MR. BOYT: I am not. I'm -- so I'm standing here and I'm close -- I work with the agent. She works for me in a way. And I know Jodi -- I graduated in 1995 myself, and I'm taking it upon myself. I have a strong position and feeling on short-term rentals and private property rights, so I feel that it's -- sometimes unvaried that that's expected, that you have to have full support of your neighbor to do anything and everything to your property.

MR. STANTON: Nobody said that. We just do that because --

MR. BOYT: Well, and so that letter went out in advance. There was -- there were phone calls and conversations, and she explained her history and her background and why she wanted to purchase this house because --

MR. STANTON: Is the current agent here?

MR. BOYT: She is. She'll speak later. I've got it timed because I want to do the introduction, because I think the last time I went in, and that was a bad idea, so I jumped up here first, to that rule.

MR. STANTON: Thank you, sir.

MS. GEUEA JONES: Commissioner Ortiz?

MS. ORTIZ: Have you drive down and talked with the neighbors?

MR. BOYT: I sure have.

MS. ORTIZ: Okay. So you're familiar with -- are you familiar with the -- the streets?

MR. BOYT: Absolutely, yes.

MS. ORTIZ: And what is your assessment of the streets?

MR. BOYT: It's a single, one-lane road.

MS. ORTIZ: Yes. And so if you were not familiar with that area, I guess, how would you feel if you were unfamiliar with the area, and it's your first, and you're driving to a short-term rental in that area?

MR. BOYT: Well, I had recently just came from Louisville two weeks ago, and stayed in the neighborhood very, very similar. The home was 160 years old, and it had very specific instructions on how to get there, where to park, and how important it was that you only had certain parking spaces. And that's quite something, that's it. Those guidelines that there cannot be any on-street parking, that will be an immediate fine, and that would be all described in the listings, and simply not tolerated. You can't -- again, I think that one of the letters from one of the neighbors said somebody operated a yoga studio in their home at some point, and they were parked in the grass or off the street. I can understand that's a nightmare, and, yes, couldn't get traffic in and out. That makes complete and total sense. So, no. We absolutely would not tolerate that, and would not allow it. If they do not fit in the driveway, they would not be allowed to park in the street, simply put. Five hundred dollar fine and subject to immediate eviction, and they would not get their -- their reservation back. So those -- those rules can be detailed in -- in their agreement, and acted upon. So it's no different than there is a 200 -- it's averaged, \$250 to \$500 for smoking in the home. Those -- those rules and those -- those repercussions already exist, and we just need to utilize them.

MS. ORTIZ: I mean, and just to clarify, so the agent will be speaking to you?

MR. BOYT: Yes.

MS. ORTIZ: Okay. And just to clarify. So the agent will be speaking to you --

MR. BOYT: Yes. Yes.

MS. ORTIZ: Okay. Cool. Thank you.

MS. GEUEA JONES: Sorry. When did Jodi buy this property?

MR. BOYT: Two years ago in July. July of '24.

MS. GEUEA JONES: July of '24. Okay. Thank you. Commissioners, talk to me about it.

MS. STOCKTON: Just one of the letters from your neighbor says there's a long-term renter?

MR. BOYT: Correct.

MS. STOCKTON: Correct. Right now. So what was the reason for the switch?

MR. BOYT: So when that renter went in, it was described -- it's actually in their lease that they - she is going to be applying for a short-term rental. They were notified before they even signed the lease, and I believe there's an agreement in there that if it was to be accepted, they would get so many months notice before that would be switched, and actually get a -- I believe, two to three months free rent for. But they've know upfront even before they signed the lease, this was the ultimate goal.

MS. STOCKTON: Okay.

MS. GEUEA JONES: Any other questions for this speaker? Seeing none. Thank you very much for being here. The next person to speak on this case, please come forward.

MR. BUFFALO: Lucas Buffalo, 717 Hilltop Drive. I'm speaking tonight as a representative of the East Campus Neighborhood Association, and respectfully request six minutes. Thank you.

MS. GEUEA JONES: Go ahead.

MR. BUFFALO: Good evening, Commissioners. I live at 717 Hilltop Drive, next door to the property at 713 Hilltop Drive. I've lived in my home for 15 years. I want to make two points tonight. My first point is about the importance of preserving housing for people who live in Columbia. The house at 713 Hilltop Drive is currently occupied by two renters who have lived in the home for about two years. They've been a wonderful addition to the street, and I have enjoyed having them as neighbors. Previously, the home was owned by a family who had been there for more than five years. The renters currently in the home had planned to continue to live in the home, and they were saddened when they were notified in February of this year that

the property owner had decided to apply for a short-term rental license. In a February 18th e-mail, the property owner offered them assurances that "if the neighbors have strong reservations about the house being used as an AirBNB, I would respect that and not move forward with the AirBNB plan." In that case, the home would remain available for you to rent next year and beyond if you would like to stay. They retained some hope that they may be able to stay in the home. If this application is granted, then for the foreseeable future, this home will not be occupied by people who live in Columbia. The owner of this property has lived in California for the last ten years. She has never lived at 713 Hilltop Drive. According to a phone conversation that we had one week ago, she told me that she has no intention to permanently move to Columbia. Her plan is to use the house a few times a year and otherwise make it available as a short-term rental. I understand there is a discrepancy between our testimonies. One reason that the City of Columbia enacted short-term rental regulations was to ensure that housing is available for people who live in Columbia. Like many cities, Columbia faces a shortage of housing of all kinds. Granting this short-term rental application would remove a home from Columbia's available housing stock and cause two renters to compete for housing elsewhere. This runs counter to efforts that the City is making to address this issue. It's also important to remember then until those regulations were developed, short-term rentals were technically illegal in Columbia. The intent behind those regulations was to give the many short-term rentals that already existed in Columbia have till legalization not to create a convenient path for Columbia homes to be purchased and converted into short-term rental properties. My second point is the value of courtesy and communication in the short-term rental process. Communication on the part of the property owner throughout this process has been poor and, in some cases, misleading. We first learned of this application one month ago through a postcard from the City. The property owner made no effort to reach out to those of us living on Hilltop Drive to see if we might object or otherwise have an opinion on this. While this is not required by the City, that kind of communication would have been seen or appreciated as a sign of courtesy and respect. It took multiple e-mails from homeowners and more than two weeks before we heard back from the property owner or her agent. This is not the kind of proactive communication or responsiveness that I would want to see from someone operating a short-term rental on my street. In her short-term rental application, when asked whether there was support for the establishment of the proposed STR from neighboring property owners, the property owner acknowledged that she had not spoken directly to homeowners in her neighborhood, but was "open to their input." We have made it very clear in e-mails, telephone calls, and through our petition, which, by the way, is signed by every homeowner on Hilltop Drive, that our neighborhood is opposed to this. Apparently, this is not the kind of input that she is open to, which leads me to question how she would respond to concerns about her guests. As I mentioned earlier, the property owner assured her current renters that if the neighbors had strong reservations about the house being used as an AirBNB, she would respect that and not move forward with the AirBNB plan. We do have strong reservations, and I ask that you hold the property owner accountable to her statement. Please recommend no. Thank you.

MS. GEUEA JONES: Thank you. Any questions from this speaker? Commissioner Ortiz, and then Commissioner Stanton.

MS. ORTIZ: How is trash collected on your street?

MR. BUFFALO: We do get trash collection.

MS. ORTIZ: Okay.

MR. BUFFALO: The truck backs down the streets, collects the trash, and then drives back out.

MS. ORTIZ: How is snow removal on your street?

MR. BUFFALO: It is not. And we have -- we have people who are going to speak on that.

MS. ORTIZ: Okay. Thank you.

MS. GEUEA JONES: Anyone else with questions? I'm sorry. Commissioner Stanton, I wrote you down and forgot. Go ahead.

MR. STANTON: What is your position on short-term rentals in general? Are you opposed to this one, or are you opposed to short-term rentals, period?

MR. BUFFALO: I have stayed in short-term rentals. I feel that in the appropriate setting, you know, with neighborhood support and I guess in a -- maybe a more commercial setting, they can be an appropriate option. I think in a very dense neighborhood with closely spaced houses on a very narrow street, it is not appropriate, particularly when the neighbors are not in support of it.

MR. STANTON: Thank you.

MS. GEUEA JONES: Anyone else? Commissioner Walters?

MR. WALTERS: Just a couple of quick questions. I drove out there the other day, I had never been there before. You -- are there two lights on the street? I can't remember.

MR. BUFFALO: There is one light at the end of the street where it connects to Rock Hill Road.

MR. WALTERS: Do you have a -- I'm assuming you have an informal association, but do you have a means of collecting funds for maintenance, certainly by volunteers?

MR. BUFFALO: Yes. Yeah. It is -- it is entirely volunteer, as is snow removal. In the past, some people have taken it upon themselves to pay someone to plow the street, but that's -- that's it. There is no -- yeah. No formal system.

MR. WALTERS: Okay. Thank you.

MS. GEUEA JONES: Anyone else? Seeing none. Thank you for being here.

MR. BUFFALO: Thank you.

MS. GEUEA JONES: Next person to speak on this case, please come forward.

MR. SHANKER: Thank you very much. Rick Shenker, Cliff Drive, sixth floor. Last week, I had some guests in, and that was a family, parents, and two kids. They had to rent a hotel. It was \$300 a night, so this is not cheap. I mean, this is not expensive to rent a whole house for \$400. Furthermore, as a person that has rental properties, and I can tell an old adage, and that is simply you only know someone twice, and that's when you either marry them or you're into to them. And all the safeguards that are -- are offered are really no help if you're getting it only for one night. I mean, what are you going to do, check them out the next day? So I appreciate their point of view, but I would be against this, and I would urge you to vote against this. Thank you.

MS. GEUEA JONES: Any questions for Mr. Shanker?

MR. SHANKER: No questions tonight.

MS. GEUEA JONES: Thank you very much for being here tonight. The next person to speak on this case, please come forward.

MS. CONCANNON: Good evening. My name is Marie Concannon; I have lived at 704 Hilltop Drive for the last 26 years. I'm a bicycle commuter, and because I live in the East Campus, I only have to use my car about once or twice a week. Hilltop cannot accommodate a five-person short-term rental because it has inadequate infrastructure. It is a private road, and has no public parking on the streets. There are three off-street parking spaces designated with this application. The owner says that unregistered guests are welcome, as long as they leave by 10:00 p.m. Where would these unregistered guests park if the registered guests are using the three driveway parking spaces. More important, where would the property manager park if she needed to come and investigate a disturbance? The road at 713 Hilltop measures 11 feet wide. In other words, it is just one foot wider than a parking space at Columbia Mall. There is no arrangement personal removal. Hilltop residents are ready to get snowed in. AirBNB guests may not want to be snowed in. The street itself is not maintained by the City, and it's in bad shape. The last time it was paved was at least 36 years ago. Now I am not opposed to all AirBNBs. Sometimes they can incentivise renovation to a great historic home. For example, the new short-term rental going in by Stephens Lake on Old 63 is a real success story. However, a single lane cul-de-sac like ours is very different than Old 63. Such an arrangement could only work if there's excellent communication for starters, and this is where it falls apart. The owner in California never initiated contact with us. We had to get her e-mail address from the City. When we reached out as a group through our street spokesperson, she did not respond for two weeks. And we had the exact same experience with the local agent who she hired. When they finally did respond, there was no apology or explanation for this long delay. Now your City Planning office has a supplemental short-term rental CUP review criteria listed on page 3 of its staff report. Item C tells whether the registrant has previously operated a short-term rental, which resulted in a history of complaints or a denied or revoked Certificate of Compliance. You asked these important questions only of the owner, and not of the designated agent. As neighbors, we would like to know whether the agent has a history of complaints or revoked certificates, as well. In summary, for reasons of inadequate infrastructure and poor response time to our communications, and also given that we have 74 signatures -- I know exactly how many we have -- 74 signatures on a petition in opposition. I ask that the Commission please decline this short-term rental application, and I please beg of you to ask me questions, because I have a lot more I could tell you.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Commissioner Ortiz?

MS. ORTIZ: Were you the one who circulated the petition?

MS CONCANNON: Three of us. Three of us went around, yes.

MS. ORTIZ: So did -- did you just knock door to door?

MS. CONCANNON: We knocked door to door. We hung door hangers to -- because so few of us actually got that eight and a half by eleven sheet that explained the public hearing. I made double-sided copies of that, made 150 double-sided copies of that, and hung, I'm pretty sure, 150. We did that first and then we knocked on doors, because I didn't want people to get cold notes. And by the way, I know every street we covered, and they are not far away. And I -- I do not appreciate the misrepresentation of that by Russell Boyt.

MS. ORTIZ: Yeah. Yeah. Because you can also take that -- that trail very quickly from -- from Wilson Street up there, too. Because I think it empties out at on Hilltop; right? Or --

MS. CONCANNON: Not on Hilltop. There's no trail that goes on Hilltop, but there is a -- at Cliff Drive, there is an entrance to a trail, like it was behind some houses, yes. And I happen to have, in case anybody is interested, a complete documented time line of our communications and how slowly they were

answered.

MS. ORTIZ: So if you, as a citizen who live in this neighborhood, were able to print off these things and canvass your neighborhood, do you think that maybe the owner that you think could do something similar, like take -- like to communicate the intention of bringing in the short-term rental?

MS. CONCANNON: Of course, if they want to. It's a free country.

MS. ORTIZ: Thank you.

MS. GEUEA JONES: Commissioner Stanton? Or I'm sorry, Commissioner Gray. You didn't have a question.

DR. GRAY: Yeah. Two questions. Thank you. One of you mentioned that there was information about guests were welcome, but they needed to leave before 10:00.

MS. CONCANNON: Yes.

DR. GRAY: Where did you get that information from?

MS. CONCANNON: That is on the application that Jodi Kuntz wrote up.

DR. GRAY: Okay.

MS. CONCANNON: She was actually saying it, and so we would be pleased to know that everybody would have to leave at 10:00 p.m. But what she was saying was that unregistered guests would be welcome, come on over. So how many would that be? If we have five people who are allowed to be registered guests, how many more could come. Well, we have a clue in the City ordinances that the nuisance party is defined as ten people or more. So it sounds to me like they fit five people at the place could invite four friends. You've got the maximum of three cars from the registered guests, four friends, four more cars; right? You've got seven cars on one night on a street that has one lane. We don't -- and we have no public parking on the street. I happen to have some parking in front of my property because I paid to have my yard shrunk back and the road widened in front of my house. I also paid to have a curb put on. I'm the only house that has a curb. So we all have to do it out of our own money, and we don't have parking on our street. It's plain and simple.

DR. GRAY: And my second question -- thank you. Congratulations on your curb. Also entries about is the -- the -- your lack of support your opposition mostly about the lack of communication and what that indicates, or is it about the infrastructure and the street not being conducive to it?

MS. CONCANNON: Number 1, infrastructure. If we had terrific communication, I think almost any -- almost any problem can be solved with terrific communication; right? But infrastructure is a huge hurdle. Think about it. Imagine -- imagine a street that's as wide as a parking space at Columbia Mall; okay? And you've got two houses that live beyond this house. If anything should block that -- and, by the way, getting back to that Yoga, you know, I think that one of the people had written about. When I first moved into my house in 2000, I do remember that once a week there was -- it was a meditation thing. And that lady, she got a lot of people coming, and they all parked up at -- at Cliff Drive. But you know where park, and I have seen this -- as somebody who has lived on a street for 26 years, you understand what visitors do. They go down this road, and the spot that they like to park is on the 11-foot-wide stretch, which is right in front of 713. The Yoda meditation people always did that. And what it does is, it blocks half the street. You try to get some kind of big vehicle down there, it will not be able to get through. It's dangerous. How will the fire truck get to you. We actually have somebody else who is going to be talking about that. So if we could surmount the infrastructure things, which are bit by itself, I believe in communication. If we actually had a really good session where we could sit down and everybody said, well, here's what I think might happen. It's possible you could come up with solutions for mom, maybe every single one -- noise, cars, you know, the unpaved street. If -- if she's looking at \$400 a night, 210 nights a year, maybe she could pave our whole street, you know. I mean, we've all been waiting for that. So you see what I'm saying here? You can make deals, but she hasn't talked to us. Russell Boyt's testimony seems to suggest that they were proactive. They were dragging their feet every time. And by the way, I just want you to know, Mr. Stanton, that it's because I watched previous videos of these Planning and Zoning meetings that I knew how important communication was, and that's why we got on it two days after we got our postcards -- two days. And then she makes us wait two weeks. And by the way, all those petitioners, I started that after the two weeks. We patiently gave her two weeks. Those -- I could -- we could have gotten double that number, but I only had -- we only had a few days to collect them. So we -- I -- I am -- I am seriously discouraged and saddened that our own neighbor, who owns the house next to ours, didn't want to talk to us.

MS. GEUEA JONES: Any other questions? Thank you very much for being here tonight. Commissioner Stanton, go ahead. Sorry.

MR. STANTON: I'm going to play the bad guy.

MS. CONCANNON: All right.

MR. STANTON: I own the house. I have a right to do what I -- I have property rights. And the law has afforded me the ability to expand the use of my home by making it available as a short-term rental. Why should you deny me that?

MS. CONCANNON: Property rights end where zoning starts. That's why we have zoning. That's what it says. That's why your Commission exists. Property rights are not infinite. They stop where another person's rights begin. We have the right to a decent night's sleep because we have to wake up the next day and go to work. Someone who is at a short-term rental, they're on their vacation. They're not in sync with us. They might come back to their place at 1:30 or 2:00 a.m., and slam the car door and wake us up because our window is literally right next to the house. The houses are that close together. A group of people -- a group of people coming back after a night of, you know, fun, if they just even so much as laugh in the streets when they get out of their car, that could wake us up. It's just we have -- we're living lives not in sync with the lives of vacationers. Our sleep is important to us.

MR. STANTON: Some people come for work.

MS. CONCANNON: Uh-huh. Yeah.

MR. STANTON: Some people come for visiting people in the hospitals.

MS. CONCANNON: Yeah. Yes.

MR. STANTON: Some people come on business and they don't want to stay in a hotel.

They're going to be in town for a couple of days. So are you opposed to those? The point I'm getting at is now can we make a win-win where I can still use my property, which the law has afforded me the ability to do, and work with you. What -- is there some way that we could be on the same page and both rights can be respected reasonably a reasonable compromise, like I said. We're both ticked off legally.

MS. CONCANNON: Absolutely. In that's where the communication comes in. That's where -- you can't have a relationship with somebody who doesn't want a relationship with you. If you go forward and you make yourself available, and they make themselves unavailable, you don't have a working relationship. So -- but if you had one, and I'll tell you, it's like this. Carly Conklin is a law professor, and she has described mediation so perfectly. She said imagine an orange, and two different parties want that orange. And they're, like, I want the orange, nothing will satisfy me unless I get the orange. Carly said if you really talk to them, you discover that one party wants the orange inside the segments, the other party wants the zest on the outside. So once you talk, you realize that you don't really have a disagreement, you actually have a really easy way to work it out, just divide the orange. Give the zest to the one who wants the zest, give the insides, the sections to the other person. Problem solved. But it requires the interest and a willingness to communicate.

MR. STANTON: Okay.

MS. CONCANNON: Thank you.

MS. GEUEA JONES: Thank you for being here. The next person to speak on this case, please come forward.

MR. FORBES: My name is Vernon Forbes; I live at 1007 Grant Avenue. I was chairman of the Bicycle Pedestrian Commission for -- for three years, and I appeared before this actually commission a number of times after I founded the Ridgeway Neighborhood Association, so please let me first say I really, really, really appreciate how hard you guys work and how thankless a job it actually is, from my position as a bicycle pedestrian. Okay. I will explain how illegal parking by AirBNB visitors of their guests would have, would prevent first responders from attending to emergencies on Hilltop Drive. The foot -- the road is ten feet wide, according to the City Planning Department. And a fire truck is eight feet wide, bumper to bumper. I measured it, and that doesn't usually -- you could take, like, another -- I think a foot on each side from the stuff that's sticking out on either side of the fire truck. The -- the street is a -- is a cul-de-sac, which is a very tiny, very tight cul-de-sac. It's not a conventional cul-de-sac. It's a bit old-fashioned cul-de-sac. It's probably not fire truck compliant. The owner has said that non-registered guests will be welcome as long as they leave by 10:00 o'clock -- by 10:00 p.m., I should say. If even one non-registered guest parks illegally, that's -- I've seen this happen before where they park half on the street, half off the street into somebody's yard, into their -- and even one person parked illegally, it would block access to emergency vehicles. The emergency vehicles, when a 911 call comes, these are people that are many times, you know, many times, not all of the time, but many times, they're on vacation. They come into Columbia for a football game or something. And the fire truck is first, the ambulance is second, and the police is third. And they have to staff themselves up. They can't pull up next to each other, they have themselves up. If one wants out, the other two have to go out first, and then let the other one out, and then go back in. So I think that the street is too narrow. I think a ten-foot-wide street is too narrow for emergency vehicles. And -- but in regards to having illegal parking, police do not respond to parking violations on private streets. This is a private street. Thank you very much.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Seeing none. I appreciate you coming here tonight. Thank you.

MR. FORBES: All right. Thank you very much.

MS. GEUEA JONES: Next speaker on this case, please come forward.

MR. GETTY: Charles Getty, 705 Hilltop Drive. I live in the house immediately north of 713. I'd

like to begin with a factual concern. The property manager stated that the owner, Jodi Kuntz, has lived in this neighborhood for 40 years. It's my understanding the owner resides in California and has not lived in this neighborhood ever. I raise this because the Commission deserves accurate information when evaluating a proposal that could significantly affect the surrounding community. If basic background claims are inconsistent with the facts, it raises broader questions about reliability of the representations being made here today. My core concern is zoning consistency. A short-term rental functions more like transient lodging than traditional single-family residents. Approving this use risks undermining the intent of residential zoning and sets a precedent for similar conversions. And that cumulative impact matters. One approval can quietly open the door to a gradual shift in the character and function of the entire neighborhood. What the Commission decides today is not just about a single property. Beyond zoning, there are real quality of life consequences for neighbors like me. Homes in this part of East Campus are close together. Frequent turnover brings increased noise, late night arrivals, parking pressure, and a constant stream of unfamiliar activity. These are not hypothetical concerns. They are the predictable byproduct of transient lodging in a residential setting. For these reasons, I respectfully ask the Commission to consider whether this proposal truly aligns with the long-term vision and residential character of this area. I would also like to add I was one of the people who was getting petitions signed. I did knock on every single door in our neighborhood. I did not go past Ann Street on University or Cliff Drive. So I will consider that pretty darn close. Thank you.

MS. GEUEA JONES: Thank you. Any questions for this speaker? I do have one question. I -- I understand the beginning communications were bad. Have they gotten any better as this process has moved forward? I mean, you're literally right next door, basically; right?

MR. GETTY: I would say yes, but only after a lot of kind of prodding from our neighborhood.

MS. GEUEA JONES: Right.

MR. GETTY: So -- and I'm sure that they knew that this would come up at a Commission meeting like this tonight, and they wanted to save face.

MS. GEUEA JONES: Sorry. Thank you very much.

MR. GETTY: Thank you.

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

MS. ORTIZ: Do you -- do you, like -- so you're on Hilltop; right? Do you get, like, people that drive down the street, like, by accident, or, like, is there any traffic, like -- or is it mostly --

MR. GETTY: No. There is no traffic except for the people who live on that street. Sometimes curious, you know, people walk down just to see what's going on, but other than that, there is absolutely no car traffic that goes down the street, besides those who live there.

MS. ORTIZ: And your whole family lives in the same room?

MR. GETTY: Yes. My father, I grew up in the neighborhood, and then my brother lives close, as well.

MS. ORTIZ: Okay. I just saw your names on the petition, and there's multiple --

MR. GETTY: Yeah.

MS. ORTIZ: Okay. In different houses, too, so --

MR. GETTY: Yes, ma'am.

MS. ORTIZ: Okay. Thank you.

MS. GEUEA JONES: Commissioner Stanton?

MR. STANTON: Do you oppose short-term rentals in general, or this -- this one in particular?

MR. GETTY: I have enjoyed short-term rentals on occasion. I believe that they were originally intended to provide extra income to someone who is renting out an extra bedroom, but I do see the value in someone taking a house that was previously, you know, derelict or run down, and turning it into a place where, you know, people can say, people, we're using it again. I am adamantly opposed to this one.

MR. STANTON: Because --

MR. GETTY: Because I don't trust the people running it, honestly. I think that they have shown that they have no intent on communicating with their neighbors, and I don't want to live next to people like that.

MR. STANTON: Thank you.

MR. GETTY: Thank you.

MS. GEUEA JONES: Next speaker, please come forward.

MR. BREKHUS: Hello. I'm Wayne Brekhus at 703 Hillcock Drive. The first thing I would like to say is I do like renters and we have some long-term renters living there now, which I would love to see not get displaced. They're very good. The second thing is that given the unique nature of the place, I think communication is very important. The -- the sort of promises -- I would not expect an immediate response from someone who takes two weeks to respond. Like, when people are staying there one night, if there's a problem,

it's not going to get resolved in time, so I think the communication really is a big factor. And what I'll say about the -- so the lighting on the road, it's quite dark, and there's two kind of problems. One is that often well-meaning people don't understand when they're invited to places on Hilltop, they can't park there. Even -- we even sometimes remind people not to park there, and they still -- they're GPS directs them to Hilltop, not -- doesn't say park on another street or park -- so they -- so they end up parking on Hilltop trying to find what they're looking for, blocking the street that way. And the other problem we have, we're at the corner of Hilltop and Rock Hill, and that's a windy street and it's cul-de-sac, and you wouldn't expect that lots people run into fences and trees and doing things like that, but it's a very dark road. People are used to straight streets. They miss the turn, they hit our trees, they hit our fence. Often drinking is involved and I know -- I know there would probably be a variety -- variety of people, you know, staying a place like this. But \$400 a night doesn't convince me that there aren't going to be -- some of the big spenders aren't going to be people going to football games and -- and part of that culture, going to the football games, it's a bit far to walk to a football game. It's, like, 30 minutes, so we expect that people would probably drive and if they don't know the neighborhood well, and they tailgate. There's a little bit of concern that we'll have an increase of people missing the turn on the dark road, so that's -- those are my thoughts.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Seeing none. Thank you for being here tonight. Next person on this case, please come forward.

MR. BRYCE: Hello, Grant Bryce, 708 Hilltop. I live directly across to the east of the property. I'm in opposition mainly because the owner is in LA, so they won't be here locally. They also haven't bought up a property that could also be used by other people in the area, like myself and my fiancée who are actually beginning our home search. And it's obvious on that, we would love to buy and we would love to be in that neighborhood, as well. But we're actually looking at moving out of the Columbia because we're unable to find homes here. So I think that's kind of, you know, counterintuitive to what Columbia wants to do with SCRs, as well as I'm very concerned with how the property will be managed without anyone there. Who is going to be cleaning it every day? Who is going to be looking after it? Who is going to be doing all the mowing? And I notice that the owner and their proposals said they wanted to recoup their initial investment and cost into the property. Well, the best way to do that just would be to sell it. So if they really want to do that, they can sell it. People here in Columbia want to buy it. There are plenty of buyers here, so it's real easy. Any questions, let me know.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Commissioner Stanton?

MR. STANTON: Do you oppose short-term rentals or just this one?

MR. BRYCE: No. I would -- I think if you have the money and you're a Columbia resident, then you should have one. And I think you should be here and available if you are an owner of a short-term rental.

MR. STANTON: Thank you.

MS. GEUEA JONES: Thank you. Next speaker?

MR. MEHR: David Mehr, 714 Engleside Drive. And I'm also chair of the East Campus Neighborhood Association, but I'm not asking for extra time. I gave it to -- to Luke. I'm just here to say that there's widespread opposition in our neighborhood to this short-term rental for all the reasons that have been articulated. But I have not heard from within the neighborhood anyone speaking in favor of this in our multiple discussions, and I would emphasize that the first that I learned of this was in the postcard that I received about it, and -- and then I alerted other people in the neighborhood. That's all I would -- that's all I have to add.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Commissioner Ortiz?

MS. ORTIZ: You -- you have been here before when there were others; correct?

MR. MEHR: Correct.

MS. ORTIZ: And you're -- you haven't always been opposed to them.

MR. MEHR: Correct. I was here in a case where there were three rentals proposed close together, which was not in conformity with regulations, and we opposed having three of them approved, but we did not oppose having one of them approved.

MS. ORTIZ: So you are not against short-term rentals?

MR. MEHR: I am not against short-term rentals.

MS. ORTIZ: What makes this one different?

MR. MEHR: I think what makes this one different is the nature of the street, as well as, again, I would emphasize the -- the very poor communication, and we -- we had to look at the application to try to understand who was doing this and -- and what was involved.

MS. ORTIZ: Thank you.

MS. GEUEA JONES: Thank you for being here. Any other questions?

MS. GEUEA JONES: No.

MS. GEUEA JONES: Thank you for being here. Next speaker, please come forward. Let's

move quickly, folks. We're coming up on 11:00. If you're next, please come up to the front row and get ready to come up. Thank you.

MS. TOFLE: Good evening. My name is Ruth Tofle; I live at 1805 Cliff Drive. I'm also a landlord of the house next door to us, so I'm -- I have that dual hat. My comments -- and I'm going to be short. My comments are going to talk about the fact that we have to hear about pedestrians and this substandard street. We have lots of walkers in the neighborhood walking dogs and older people like me trying to get some exercise. That's my -- that's how I fit in. We have walked down Hilltop many, many times. We are familiar with wonderful cats, Jasmine, the cat, one of my owners, and it is true that the houses are very close together. And the neighbors get together, we know one another, we socialize, and we belong to a neighborhood association. We're active in the neighborhood association. We are familiar with Hilltop, and what we, as well as the City, have classified that that street is substandard. That's the quote. Not only is there not street parking, as you know, there is no continuous curb and gutter, and even when one car goes through, you have to really be careful as a pedestrian. And if you're walking with someone, which is, you know, what people do, walk with someone they love, you have to really get on the shoulder to be able to get that car to go through. So now it's a safety issue, a safety issue for pedestrians. As a result, neighbors got together because they believed that a petition would make a difference, and I signed the petition. I was ready to sign the petition even before someone knocked on the door, because I saw Marie riding her bike, and she on -- she had it in her bike path ready for use, so we don't have to knock on doors, we see each other in the streets. So I'm concerned that too often the voices of petitions are not heard. There is certainly an outpouring of resident involvement on this issue. We signed the position and we are showing up. We are showing up to reject the short-term rental application because of the numerous problems that are associated with the substandard Hilltop Street. And I ask you to please listen to those of us who live there in the neighborhood, and walk on the street. Thank you very much.

MS. GEUEA JONES: Thank you. Are there any questions? Commissioner Stanton, go ahead.

MR. STANTON: Is there a good short-term rental in this neighborhood? Is there a way to make it a good short-term rental. What --

MS. TOFLE: You know, I think there was one, but I don't think they -- that it turned into a rental, but there was one. And, in fact, it made a -- we were enthusiastic about it because it made some really nice improvements.

MS. GEUEA JONES: Any other questions? Seeing none. Thank you for being here tonight. Next speaker, please come forward.

MS. TOFLE: Thank you.

MR. TOFLE: My name is Marvin Tofle, and I've lived at 1805 Fifth Drive in the East Campus with my wife, Ruth, since 1998. I'm speaking in opposition. We love our neighbors and our neighborhood, and I'm sure you know people are protective of their homes. Now I see Mr. Zenner here, and I don't know Mr. Zenner from Adam, and I don't really know what his job is and I don't know what his duties area.

MS. GEUEA JONES: Sir, our staff works very hard to write these reports in a way that works for us. Please don't denigrate their work, if that's what you're about to do, because it sounds like that's where you're going.

MR. TOFLE: Well, maybe this is denigrating. I don't know. What I was going to say was that I have only been to one other Planning and Zoning hearing, and at that time, there were two separate applicants. And it would take too long to go into what it was about, but both of the applicants, while they spoke, were very appreciative of Mr. Zenner. They thanked Mr. Zenner, they told us they wanted to tell the Commission that they couldn't have done it without him, that they really -- he told them exactly what to do and how to do it, and what to say, and, you know, they were growing. But in the time that I've lived in the East Campus, nobody in our neighborhood says, gosh, we really appreciate the City, how the City has helped us and protected us and taken care of us. I would like to see -- I would like to feel that. I would -- I want to be a priority. The people in our neighborhood feel like we should be a priority, too. And, you know, not that we're not at the top of the list, it doesn't feel like we're on the list. We just want to be a priority. So I would oppose it, and for all the reasons everyone has said. And the question has been asked many times, you know. Well do you not believe in AirBNB. Shouldn't people have the right to use their land. And my response would be this, that when you have everybody on the street opposing it and 75 people sign a petition, then I think that tells you that that's not a good idea. And Hilltop is not the only place in the City to put an AirBNB. There was a fellow, I think my wife mentioned it. He had an AirBNB on University Avenue a block from us, a block from where this is proposed to be. And that guy was there all the time. And as she mentioned, we walk around the neighborhood. Well, we do. And we went up and asked him what he was doing and what was going on, and he told us he was making an AirBNB, and he told us about all the improvements. And we saw that he was there working constantly, and he even improved the outside. And we know from talking to other neighbors that they went and they talked to

him, too. And he was very open, and he told them exactly what he was doing. No one objected to that guy -- no one. Thank you.

MS. GEUEA JONES: Thank you. Any questions for Mr. Tofle? Thank you very much for being here tonight.

MR. TOFLE: Thank you.

MS. GEUEA JONES: Anyone else, please come forward.

MS. BREKHUS: Rachel Brekhuis, 703 Hill Top. As my husband noted, we are at the corner there of Rock Hill and Hill Top, and, yes, we -- we have had people accidentally plowing into our fence, knocking down our trees, and this sort of thing. And as to whether -- you know, whether there's a problem with all AirBNBs or just this one, I would echo what my neighbors have said, and say that it is primarily -- it's really about the narrowness of the street. That doesn't actually affect us, the narrowness, so much because we are on the corner and we -- we just kind of turn onto Hilltop long enough to go down our driveway and into our -- in front of our house. But -- but as far as other good AirBNBs, generally, to me, the characteristic when I am a renter in an AirBNB, I look for a place where the owner is there in the house. And -- and I'll have conversations with the owner. I feel like I am being kind of invited into somebody's house, and I give it that respect. I think there is a bit of a self-selection perhaps, especially in a college town, especially in a place that could legitimately advertise itself as being close to campus. I walk to work. When I walk to work, it takes 20, 25 minutes because I live in part of -- or because I work in a part of campus that's close to the intersection of University and College. Many of us also bike to work, and on the hot summer days, I prefer to bike to work, and we bring bikes to work. We work at the same place. And it's a great place for a long-term renter to live who bikes, who doesn't have a car. And I really hate to see that taken away and put into short-term rental. And not only for -- for those tenants who are good and are stable that just, in general, to -- to really -- to -- I think it's a goal in this City to -- or if it isn't, then it should be, to take some cars off the street or at least not promote uses that bringing more cars in rather than less, especially drunk cars that crash into our trees.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Seeing none. Thank you for being here. Next? How many more do we have to speak?

MS. BREKHUS: I think I'm the last one.

MS. GEUEA JONES: Okay. Great. Go right ahead.

MS. ODER: My name is Debra Oder; I live at 1820 Cliff Drive.

MS. GEUEA JONES: Someone else has that time, too.

MS. ODER: Pardon me.

MS. GEUEA JONES: Sorry. That's my bedtime alarm clock.

MS. ODER: Okay.

MS. GEUEA JONES: Please continue. I apologize.

MS. ODER: Anyway, I just wanted to emphasize that I am third generation of the Oder family to live in the house that was -- they broke ground in 1939, and our house has been occupied by family ever since. My daughter will be fourth generation. And I would hope that my neighborhood could be safe for everyone including Hilltop. We -- I walk the neighborhood, also, and I know how narrow that street is. And I beg you not to accept this application.

MS. GEUEA JONES: Any questions for this speaker? Seeing none. Thank you for being here. Next speaker on this case?

MS. SIMPSON: Hi. My name is Jessica Simpson, I will be the designated agent for 713 Hilltop.

MS. GEUEA JONES: What's your address?

MS. SIMPSON: 652 Hunter Ridge Drive. I'm just going to read something I prepared, and then I guess you have a lot of questions for me.

MS. GEUEA JONES: You can read it in the time.

MS. SIMPSON: Yes, I can. Hi, my name is Jessica Simpson, and I will be the designated agent for 713 Hilltop. I am looking forward to partnering with the City to ensure that this property is operated responsibly and in full compliance with the Columbia short-term rental ordinance. This application has already been reviewed by reviewed by staff and meets the ordinance requirements. including spacing and parking standards. I do understand that neighbors have concerns regarding traffic and parking, which is why we're putting very clear systems in place. Guests will be required to agree to driveway only parking as a part of the booking process, and street parking will not be permitted. The property will also operate with guests screening, clear house rules, and a strict no-party policy. I have managed short-term rentals for over 11 years, and my focus has always been on maintaining the quiet, respectful and well-managed properties.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Commissioner Stanton got it.

MR. STANTON: I've heard it all. And we're in a final hour.

MS. SIMPSON: I know. Here we are.

MR. STANTON: Here we are.

MS. SIMPSON: Hopefully.

MR. STANTON: Communication -- a great presentation, I'm going to start with that. Great presentation, it sounds good, looks good. I'm not hearing -- but I'm not hearing that.

MS. SIMPSON: Yeah.

MR. STANTON: Why am I not hearing the same thing come for the residents as far as communication, timeliness, professionalism, speed to market, why am not hearing all of that? So I don't want you to think that just because you hear my opposition, you know, we're real seasoned up here. We kind of sifted through the data. But why am I not -- why do -- why is there a disconnect?

MS. SIMPSON: Well, the original correspondence was sent to an e-mail that I don't use. I'm not sure how someone got ahold of that. I sent out a letter, and it has my e-mail and my phone number. I was never contacted by phone call, by text, or by the e-mail on the letter. And then I did reach out to Marie, and I responded to her immediately after she reached out, and we had some back and forth e-mail. Jodi actually did offer to do a Zoom call with the entire neighborhood, and Luke said that -- I mean, I'm trying to relay here back and forth; okay? And Luke said that just a phone call with him would be sufficient for now. And I believe Jodi also just sent me an e-mail back. She said to Marie that she was available by phone, and Marie said she was traveling to St. Louis, and so she wasn't going to be available outside of e-mail. And, respectfully, I am not an e-mailer. Like I'm a texter, I'm a caller. At AirBNB, I am on my phone all the time, and I -- it's through an app. No one e-mails me for AirBNB, so that is -- I mean, if you guys have e-mail, you probably get 100 e-mails a day. I prefer to be contacted by text or by phone call. I mean, I'm available immediately by those means. My e-mail is probably the last thing I check, you know, when it comes to correspondence.

MR. STANTON: Stuff hits the fan, how fast do you get in there? Is it you or is it somebody else that's coming to the address?

MS. SIMPSON: It would be me. Of course, if something hits the fan, we would call the police also, but I will come immediately. I live 12 minutes away. I feel like it's actually maybe ten minutes.

MR. STANTON: Well, how many people in this room do you know have had contact with -- in this room right now?

MS. SIMPSON: Me, personally? I believe three, Russell, Luke, and Marni.

MR. STANTON: Okay. I'm just concerned still.

MS. SIMPSON: Yeah. I mean, grill me, ask me any questions.

MR. STANTON: Six miles (inaudible).

MS. SIMPSON: I've been doing this -- I have systems. I mean, I would like to say that I've been doing this for 11 years, and I've never had one emergency. I've never had a party. I've never -- that -- that just doesn't happen. I understand people's fear and they think that -- you know, they imagine the worse happening. This is their neighborhood. They clearly love this neighborhood. There's a reason why, but this is just -- those occurrences on AirBNBs are -- it's just -- they really rarely happen. I know that Russell requested a Sunshine request for all of the -- what is it -- complaints to AirBNBs since this ordinance has been put in place. And this morning I think he got it back, and there has been one -- since -- one out of every single AirBNB, there has been one -- is that what you call it, a complaint or -- there's been one. My properties, I have never had a complaint. I have mid-term -- midterm properties that have shared parked -- shared driveway. And I am happy to have that in place for shared -- for a mid-term rental, and I have -- I've never had an issue with two properties that have shared driveway. I have very clear rules, even on my mid-term rentals on parking when that's necessary.

MR. STANTON: Thank you.

MS. GEUEA JONES: Commissioner Ortiz?

MS. ORTIZ: Have you been to Hilltop Drive?

MS. SIMPSON: It's been a while, but yes.

MS. ORTIZ: Okay. Are you going to remove the snow?

MS. SIMPSON: I don't -- I don't do that. I do a lot of things, but I'm not a snow removal, no.

MS. ORTIZ: So that street doesn't have snow removal. Like, I live very close to it, and it's hard to get up those hills. It's, like, going up University, like, even the plow sometimes can't get up there. So who -- who will be responsible for, like -- for things like that, or getting up there when it snows, or if, you know, there's guests?

MS. SIMPSON: I do manage, like, a very rural property that has, like, a gravel driveway, and we -- that is part of the -- like, the booking, and part of the handbook is, like, if you book and it -- and it snows, like, you're probably going to be snowed in and that's okay. I mean, people -- people -- I don't -- it's not like a -- Columbia is personal, not like a huge vacation town, you know. This is not -- I heard it called a vacation rental.

A lot of people are here for work or, you know, maybe working remotely. Like, they -- if -- if it's impossible to get out, it's impossible to get out. I think that that's -- we all kind of -- we all live in Columbia, and, no. Sometimes you just don't get to go right away, and I've never had that be an issue with AirBNB. I mean, yes, I have, like, the landscapers will come and shovel the driveway or shovel the driveway or the sidewalks, or put salt, you know, prior to when needed, but it's -- I mean, it hasn't really been snowing that much in Columbia, to be honest, for it to be, like, it's not like months long or anything.

MS. ORTIZ: Well, have you -- have you ever managed a short-term rental on a private drive?

MS. SIMPSON: A private drive? You mean like this one?

MS. ORTIZ: Yes. Yeah.

MS. SIMPSON: No, but I live on one.

MS. ORTIZ: Okay. So you're familiar with, like, the communication?

MS. SIMPSON: Yeah.

MS. ORTIZ: That's the cooperation?

MS. SIMPSON: Yeah.

MS. ORTIZ: Okay. Thank you.

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

DR. GRAY: This is a very quick question. How many properties are you currently serving as the designated agent for?

MS. SIMPSON: As a designated agent, one, but it's actually not currently being operated as a short-term rental. We've applied and we've been approved, but they are just -- so like staying in the house themselves and kind of working on it.

DR. GRAY: Okay. Thank you.

MS. SIMPSON: Yeah.

MS. GEUEA JONES: Did you sell this property to the current owners?

MS. SIMPSON: No.

MS. GEUEA JONES: You weren't their -- you weren't their agent?

MS. SIMPSON: No. NO.

MS. GEUEA JONES: How long have you been working with them on this project of managing this property, I guess I should say.

MS. SIMPSON: I think May 1st -- I think we first kind of spoke -- I honestly don't remember. It was sometime this year or end of last year, and she just kind of had -- she knew she wanted to do that, and I kind of informed her of the process, and that she went to apply. And it's not like -- I kind of -- part of -- she doesn't -- we're not going to run this as an AirBNB tomorrow. Obviously, this is -- but it's a little down the road.

MS. GEUEA JONES: So are you managing for long-term renters in this property?

MS. SIMPSON: No. No. She has, like, a property management company doing that.

MS. GEUEA JONES: Anyone else? Seeing none. Thank you. Any final -- final call? Anyone else? Seeing none. We will close public comment.

#### **PUBLIC COMMENT CLOSED**

MS. GEUEA JONES: Commissioner comment. Any Commissioner comments? Commissioner Darr?

MR. DARR: To me, this is kind of an easy one, just because I feel like it's almost a little like déjà vu for the for the 11th Club Court off the Country Club short-term rental that we did. That was a private drive and -- and the neighbors came out and they were, you know, against it, and it was a private drive and it was a narrow street, and parking was an issue. And it brought up the point of if there is a parking issue, which is not uncommon, even though it might be against the rules and the regulations say no parking is allowed outside of the driveway for short-term rentals, it's just a very common thing I can foresee happening, and I have gone through that with the City on public roads to try to get the police to come out and remove a vehicle that's in front of your house because it's been there for too long. And my parents have gone through the same issue, so I just -- and on a private road, that is going to be even worse. So, to me, it was pretty much you just boil it down to that, and it was just compelling in an argument that I'm not going to support it.

MS. GEUEA JONES: Anyone else? Commissioner Brodsky?

MR. BRODSKY: Well, I'll chime in. I also do not think I can support this one, if, for no other reason, consistency. I know I voted no on one north of Stephens Lake Park, lack of sidewalk on that road, it was -- you know, it's deep in a neighborhood, same as this, lots of neighborhood opposition. The property off at Lupus St. Christopher north of Schnuck's, same -- same issues. The one that you mentioned, Commissioner Darr, on the Columbia Country Club, I actually think about this one often. I voted yes on that one and I wish I had voted no, just for no other reason, consistency's sake when you see these conditional use permits and -- and I think this one is -- is kind of an easy no in a way. The road structure deep in a neighborhood, the very little

nighttime lighting. This just doesn't make sense to me.

MS. GEUEA JONES: Anyone else? Commissioner Gray, and then Commissioner Stockton.

DR. GRAY: Yeah. I similarly don't plan on supporting this for the reasons of the procedures of this private road. I do want to -- and also the lack of neighborhood support. I do want to distinguish between whether, you know, the communication is a -- sets a precedent or a bad tone. I don't want to make future decisions based on what we think people will do. Like, I think, you know, we had conversations where it's, like, oh, the neighbor or the owner didn't introduce themselves early. Or there's a kind of unstated expectation, and I don't want those to be a part of the criteria if it's, like, it has any impact on, you know, that affect the relationship, those things can be remedied. That's how relationships work. So am making my decision of not supporting this based on the infrastructure.

MS. GEUEA JONES: Commissioner Stockton?

MS. STOCKTON: I've kind of been listening to them, but I am making it a little based on that. I'll be honest. I mean, we have -- yes. Everybody has a right to do what they want with the property that they own, but there's this underlying social contract. And if all the neighbors are up against this every time there's a blink, there's a car in the driveway, is that a Columbia adjuster. And I looked up the address of Jodi, and she's -- this 2403 Valentine Street in LA is very narrow -- very narrow, similar to Hilltop. So I can see where she might think it's plausible, but there is freezing rain and snow, and her street, unlike Hilltop, is paved with curbs. So I think there is some reason for concern in this, and I did drive by it. I was one of the strangers that came by the other night. And, yeah, I barely found it. Oh, that isn't a driveway, that is a street. So I think there's -- I'm not against AirBNBs, Anthony, as you know, but I think in this particular case, I don't think it's ideal for this. And it does feel like they were happy long-term rentals renters there, and it seems -- it feels like a financial ground to me, which you have a right to do, but if it's disrupting the apple cart to this degree, I think she needs to think long and hard about that.

MS. GEUEA JONES: Commissioner Stanton?

MR. STANTON: Yeah. I'm kind of with Dr. Gray. And I keep using this word. This Commissioner is seasoned and I'm saying this for the public, that if you think you can just throw some bodies at us in our position that this automatically weighs on decisions that we're -- we're a little more seasoned than that now. We've been through enough of these. So we can -- we can sift through implicit biases or fears that are unfounded versus solidarity in our position. Not saying that your fears are not valid, but we have to filter through all that information and look at solid information. So, to me, yes, the organization with the neighborhoods has weight. The infrastructure that was explained has a lot of it. That is a solid something that can be measured, tested, but you see what I'm saying. Even though I think this could work as a short-term rental, if it was, you know, ran properly. I think the infrastructure, to me, weighs it, and I've been thinking if you've ever heard up here, I'm worried about the business structure, and I'm worried about is it going to be run like a business. And you convinced me up here that you're going to run it like a good, solid business. So those are the things that are going to weigh in on my decision.

MS. GEUEA JONES: Anyone else? Commissioner Brodsky?

MR. BRODSKY: I just -- I did just want to make a quick comment to get it on the record. We did have, at the corner of Wilson and Williams, we had that short-term rental and we didn't see -- we heard that this kind of opposition wasn't safe.

MS. GEUEA JONES: Well, I would just make one final cap on all of this -- well, I guess, two. One is to say that the nature of the opposition is what is important to me, not the number of people. And the nature of this opposition is specific to this owner, and how they have behaved with these neighbors. It's not about speculation or, you know, who knows who is going to rent this place, or any of that. This is about this owner and their interactions that they've had over the last couple of months. If that improves significantly between now and City Council, maybe the neighborhood opposition changes, I don't know. Communication can solve a lot of problems, as we've heard tonight. But I want to make it clear that it's not about just the weight of people, it's what they're talking about that's important to me. The other thing is one of our CUP criteria is how this fits into our comprehensive plan and Columbia Imagined and all of that. We are talking about an owner who, when they signed a long-term lease, told them, and at some point I may get you to turn into a short-term rental. And I'm a little hesitant to even mention, because I don't want to start incentivizing them words to evict their tenants ahead of time, but I can't, in good conscience, given our housing problems, given the fact that we're in the middle of redoing the comp plan and housing is going to be such a huge part of it, approved short-term rental and I know that's going to lead to someone being evicted in its place. And -- and those are -- in addition to everything else that's been said about the fact that this is a private drive and not a public street, and I think that makes a big difference, those are -- those are my two reasons for voting no. So any further comment or are we ready for a motion? And remember, all motions have to be made in the affirmative so that record stays clear. Who wants to make it? Commissioner Walters, would you?

MR. WALTERS: Yes. I would like to make a motion regarding Case Number 125-226. The motion is to approve the requested STR CUP subject to a maximum occupancy of five transient guests, and a maximum of 210 nights of (inaudible).

DR. GRAY: Second.

MS. GEUEA JONES: Seconded. I may give it to Commissioner Gray, if that's okay. All right. Motion made by Commissioner Walters, seconded by Commissioner Gray. Is there any further discussion on the motion? Seeing none. Commissioner Brodsky, may we have a roll call?

**Roll Call Vote. (Voting yes is to recommend approval.) Voting no: Ms. Stockton, Mr. Walters, Mr. Brodsky, Mr. Darr, Ms. Geuea Jones, Dr. Gray, Ms. Ortiz, Mr. Stanton. The motion fails 0-8.**

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. Moving on to to our last case of the evening