

PLANNING AND ZONING COMMISSION
December 9, 2019

The City of Jackson Planning and Zoning Commission met in regular session in the Council Chambers of the Jackson City Hall at 5:15 p.m. on December 9, 2019 with the following Commission members present: Chairman Randy Ringquist, Bob Dorschner, Nathan Peterson, Dave Lappe, Dennis Hample and City Zoning Administrator/Recording Secretary Dave Maschoff. Also attending were City Administrator Matt Skaret, Michelle Scheepstra, Ken Temple and Tom Stoner. (Planning Commission members Tim Beck and Donnie Schoenrock were absent.) (A quorum of the Planning Commission was present.)

CALL THE MEETING TO ORDER

Chairman Randy Ringquist asked for a motion to open the meeting.

HAMPLE/LAPPE moved and it was unanimously carried to open the December 9th Planning and Zoning Commission meeting.

**APPROVE THE MINUTES FROM THE OCTOBER 7TH AND OCTOBER 15TH, 2019
PLANNING AND ZONING COMMISSION MEETINGS**

Ringquist asked for a motion to approve the October 7th Planning and Zoning Commission minutes.

LAPPE/HAMPLE moved and it was unanimously carried to approve the October 7th, 2019 Planning and Zoning Commission minutes.

Regarding the October 15th minutes, Ringquist pointed out a typographical error in the last paragraph on page 6 changing the words from “you can separate them” to “you can’t separate them”.

Also, on page 8, during the discussion regarding a variance application, Ringquist said his comments during that discussion were not supposed to be on the record. He said he thought it was made very clear that the variance application was something the Planning Commission was not discussing that evening. Ringquist said his comments showed up in the minutes and he doesn’t believe they were intended to be in the minutes because it was stated that the Planning Commission was not discussing the issue at the October 15th meeting.

Ringquist said to him when it was stated there would be no discussion of the variance on the record that meant we weren't talking on the record. He said that whole discussion should be stricken from the record.

Maschoff apologized for the error.

Ringquist asked the rest of the Planning Commission members if there were any other corrections to the October 15th minutes.

LAPPE/HAMPLE moved and it was unanimously carried to approve the October 15, 2019 Planning Commission minutes with the changes that were noted.

Maschoff thanked Ringquist for pointing out the changes that needed to be made to the minutes.

PUBLIC HEARING ON THE CONDITIONAL/INTERIM USE PERMIT APPLICATION OF CORTNEY SHRYOCK TO ALLOW FOR THE OPERATION OF AN AIRBNB AT HER RESIDENCE IN A RESIDENTIAL ZONE (R-2) LOCATED AT 415 THOMAS HILL ROAD IN JACKSON

Ringquist noted the Planning Commission has considered Conditional/Interim Use Permit applications for Airbnb's in the past. He noted the Airbnb's have never caused concerns to people, neighbors or the Planning Commission in the past. Ringquist asked Tom Stoner and Ken Temple if they were attending the Planning Commission meeting regarding Shryock's proposed Airbnb.

Stoner said he and Temple are neighbors to 415 Thomas Hill Road and are just curious about Airbnb's. He said he went on-line and noted that Airbnb's are international. Stoner said it was noted on the Airbnb's website that new rules would be going into effect on January 1st including no more open parties allowed. He said parties was one of his concerns he had about allowing an Airbnb to operate in the neighborhood.

Michelle Scheepstra explained she is Cortney Shryock's mother and was representing Shryock at the meeting on her behalf since Cortney was unable to attend. She said Shryock was traveling out of town.

Scheepstra explained that Shryock's permanent residence is at 415 Thomas Hill Road. Scheepstra noted that she herself has operated an Airbnb in Jackson for the past three years. She said she has never had a party situation occur at her Airbnb.

Scheepstra said the people she's had stay at her Airbnb over the last three years have all been career minded people. She said she currently has an anesthesiologist, a lawyer, an occupational therapist and an engineer from India staying in her units. Scheepstra said her experience has been that she's rented to career minded people that need short term housing for anywhere from two weeks to six months. She explained the type of housing needed for these people is not available in Jackson because the rental units in town require signing a six-month to one-year lease. Scheepstra said the Airbnb's are a great fit for those career minded people that need to come to Jackson. She noted the anesthesiologist that's been staying in one of her Airbnb units is currently doing his boards at the hospital in Jackson. She said the anesthesiologist is getting a great introduction to our town. Scheepstra said Airbnb's can be available as a vacation rental, but her experience has been more for longer term career people such as travelling nurses that work at the local nursing homes.

Stoner said he has no problem with Shryock's proposed Airbnb. He noted 40 years ago someone lived in Shryock's house who always partied until 3 a.m. Stoner said he doesn't want to see a repeat of that.

Scheepstra explained the Airbnb organization has strict rules and policies. In addition, she said the owner of the property also sets rules. Scheepstra said Shryock has worked with her Airbnb's and is familiar with the operation, rules and policies. She said if a person does not abide by the rules, they can't rent anywhere internationally from the Airbnb program ever again.

Hample noted he went on-line to learn more about Airbnb's and found that Airbnb's are a pretty straight-forward operation.

Scheepstra said the Airbnb organization also offers support to those operating Airbnb's and are available to answer questions from operators. She said if an operator has a problem with a tenant, Airbnb can be notified and they will address the situation.

Temple asked what's the difference between an Airbnb and a rental property.

Ringquist said the City Code has different rules for rental properties and pertains to longer term month to month leasing. He said Airbnb rentals can be as short as one night or can be as long as six months or a year. Ringquist said the Airbnb's are more of an internet based rental organization.

Skaret said an Airbnb is typically for people that are on vacation or staying someplace short-term less than 30 days.

Peterson explained his family is travelling to Florida in February and they have rented a house for two weeks through Airbnb. He said it was more economical than staying at a motel. Peterson pointed out he had to fill out a lot of paperwork just to be eligible to rent the house.

Ringquist said deposits have to be put down and the Airbnb program is pretty well controlled.

Scheepstra explained there is a verification process and not everyone gets approved to be a part of Airbnb.

Skaret said he has used Airbnb's twice on different trips. When you're done with your stay, he said you have an opportunity to review your host, but also your host can review you. Skaret said if you leave the Airbnb house a mess, your host is probably going to give you an unfavorable review and you're probably going to have a hard time making a reservation to stay at another Airbnb.

Scheepstra said the operator of an Airbnb can also choose to only rent to people that already have reviews. Scheepstra said she is pretty strict regarding the rules for staying at her Airbnb.

Maschoff asked Scheepstra if she's the person that decides whether someone can actually rent her Airbnb units.

Scheepstra said that's correct. She said she's advised Shryock to also operate the same way.

Stoner asked if all renters first register through the Airbnb's website.

Scheepstra said that's correct. She said Airbnb then contacts her. Scheepstra said the person wanting to rent has to contact her through Airbnb. Scheepstra noted an Airbnb operator can also choose to rent directly to a person.

Ringquist said an Airbnb operator could rent a house directly to someone through the City Rental Code. He noted Airbnb is probably more strict than the City Rental Code because the City doesn't get involved if somebody tries to rent a property in Jackson through Airbnb.

Scheepstra said there's a lot of guidelines the Airbnb operator must follow to be an Airbnb. She said there needs to be smoke detectors, hangars, an iron and ironing board for business travelers along with a lot of other things. Scheepstra said the Airbnb also needs to be fully furnished.

Maschoff asked if Airbnb has inspectors that go around and visit Airbnb's.

Scheepstra said Airbnb continues updating and keeps improving Airbnb's. She said she's known as a "super host". Scheepstra explained what that means is that you've had so many stays and have been reviewed so well so you have to rent more frequently than just once a year. She said she also has to maintain a certain level of positive reviews. Scheepstra said Airbnb reviews an operator on cleanliness, accuracy of location and having enough space. She said there's probably about ten things the Airbnb operator is rated on in which reviews are written. Scheepstra said there's also another classification above "super host" which is just found in the larger cities right now. In those cases, Scheepstra said someone from the Airbnb organization will come and secretly stay at your place to verify what the operator states in their profile is actually accurate. She said that's a program Airbnb is expanding.

Ringquist said the Planning Commission has supported Airbnb's in the past because the more people we bring to Jackson brings in more tax dollars and more consumer spending. He said it's good for the City of Jackson to have more housing. Ringquist said for those reasons, the Airbnb's have been appreciated.

Skaret noted the City also collects a hotel tax from Airbnb's.

Scheepstra said Shryock is aware of the tax to be paid to the City.

Temple asked if Shryock is going to also live at 415 Thomas Hill Road when it's used as an Airbnb.

Scheepstra said she doesn't believe Shryock is going to live there at this time because the basement has not been remodeled to be used as a bedroom. Scheepstra said she lives at her Airbnb but has separate entrances. She explained most Airbnb's are typically set up where the person rents the entire house or they're set up where the person rents a bedroom in somebody's house and the Airbnb operator hosts the person staying there.

PETERSON/HAMPLE moved and it was unanimously carried to recommend to the City Council to approve a Conditional/Interim Use Permit for Cortney Shryock to operate an AirBnB in a residential zone (R-2) located at 415 Thomas Hill Road in Jackson.

Scheepstra thanked the Planning Commission.

Maschoff informed Scheepstra that the Planning Commission's recommendation would be considered by the City Council at their December 17th, 2019 meeting.

Other:

Resignation of Planning and Zoning Commission Chairman Randy Ringquist

Ringquist submitted his letter of resignation to City Administrator Skaret, City Zoning Administrator Maschoff and all the Planning Commission members. He said his resignation would be effective as of December 9th, 2019.

Ringquist said it's been fun serving on the Planning Commission.

Dorschner thanked Ringquist for his service.

Skaret also thanked Ringquist and wishes that the City could keep him on the Planning Commission.

Maschoff thanked Ringquist for all his help. Maschoff noted when he started as Zoning Administrator, he had a lot to learn and is still learning and appreciated all of Ringquist's input and help all along the way. Maschoff said it's really meant a lot to him.

Maschoff said he was very sincere when he says he hates to see Ringquist resign. He said he knows Ringquist has mentioned he has a lot going on right now but hates to see him resign from the Planning Commission. Maschoff said he sincerely appreciates everything Ringquist has done for the City of Jackson, the Planning Commission and himself.

Ringquist said he likes the City of Jackson and appreciated the comments from Maschoff, Skaret and the Planning Commission members.

DORSCHNER/LAPPE moved and it was carried on a 3 to 1 vote to accept Randy Ringquist's resignation from the Planning Commission and wishes him luck in the future and that Ringquist will be missed.

Planning Commission members voting in favor of accepting Ringquist's resignation included Commission members Nathan Peterson, Dennis Hample and Dave Lappe.

Planning Commission member Robert Dorschner voted against accepting Ringquist's resignation.

Skaret told Ringquist he's always welcome to come back.

ADJOURNMENT

With no further business, HAMPLE/PETERSON moved and it was unanimously carried to adjourn the Planning Commission meeting at 5:45 p.m. Ringquist thanked Planning Commission members.

David A. Maschoff, Zoning Administrator

