

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
July 18, 2024

Case Number 177-2024

A request by Jessica Yankee (agent), on behalf of Bruce M. and Deborah L. Polansky (owners), for a Conditional Use Permit (CUP) to allow the existing single-family dwelling at 400 Clinkscapes Road to be used as a short-term rental for a maximum of 210 nights annually, pursuant to Section 29-3.3(vv) and Section 29-6.4(m) of the Unified Development Code. The 0.11-acre subject site is located at 400 Clinkscapes Road and is zoned R-2 (Two-family Dwelling).

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

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the conditional use permit to allow 400 Clinkscapes Road to be operated as a short-term rental for a maximum of 210 nights annually, subject to maximum occupancy and final compliance reviews being completed by the City's Housing and Neighborhood Services Department following City Council action.

MS. GEUEA JONES: Thank you, Mr. Zenner. If -- before we go to questions for staff, if any of our fellow Commissioners have had conversations with parties outside of a public hearing, please disclose so now. Seeing none. Any questions for Mr. Zenner? Seeing none. We will open the floor to public hearing.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Please come forward, state your name and address for the record. Six minutes for the applicants or a group, three minutes for an individual.

MS. YANKEE: Thanks so much. Good to see you guys again. My name is Jessica Yankee; I live at 17 West Parkway, and I'm here on behalf of 400 Clinkscapes. I -- as the first person to do this, I wasn't sure what you guys wanted. I do have a little bit of detail about the property if you are interested. So the Polansky's did purchase this property in February 2022 for the intent Mr. Zenner mentioned. They have children and grandchildren here that they want to visit and not occupy their home, so they do come frequently to stay there, and they saw short-term rental as a opportunity to keep the house in order while they are not here. And they recruited me to come in and take care of the property while they are gone. To date -- so it has been operational since April of 2022. We currently have never received less than five stars rating from any of our guests. We have a perfect five-star rating, no complaints, and to the questions about parking, again, no -- no complaints there from any neighbors. We do make it very clear in our check-in instructions regarding parking on the right, as well as we do actually have signage that

shows to park on the right. And then in regards to the five unrelated, I don't think there's been a time we've ever had five unrelated guests. There's only three beds, so you can work that self out. But I'm just here to answer any questions you might have, as this is also your first time.

MS. GEUEA JONES: Thank you very much, Ms. Yankee. Any questions? No. Thank you for -- my only question, you answered. I think when we said is it currently a short-term rental, we didn't mean a licensed one. We meant, like, was it operating under the non-enforcement kind of thing, so thank you for answering that question. I think that's all -- very good. Thank you very much.

MS. YANKEE: Okay. Thank you.

MS. GEUEA JONES: Are there any other members of the public here to speak on this case? Seeing none. We will close public hearing.

PUBLIC HEARING CLOSED.

MS. GEUEA JONES: Are there any Commissioner comments on the case? Commissioner Loe? Or not Loe. Commissioner Carroll -- other side.

MS. CARROLL: Open this back up. I rather like this application. I -- I think that our Code does a good job at addressing concerns that we had. I don't see any neighbors here to complain. I think the surrounding area can support this. I -- I'm happy to see the first one go by, come and go without a room full of people. That makes me feel like we wrote something that's good and supportable. I'm looking at a statement in the staff report that I just -- I didn't want to go by without drawing attention to, and that is with respect to the goal of creating livable and sustainable neighborhoods, of the Columbia Imagined Plan Policy 1 would be fulfilled given that there is greater housing diversity and inclusivity of housing types within the existing residential neighborhood. It kind -- this statement kind of rubbed me the wrong way in the way that we're evaluating the plan because I don't see how this changes diversity of housing types. The same housing types that were available before are available now. There, perhaps, one fewer rental or one fewer long-term house, but I don't see a difference in housing types due to the STR market, and it's a concern of mine in the way that we address it going forward. Nonetheless, I like this application and I -- I'm prepared to support it, unless there are any other huge deal-breaking comments that I don't know about.

MS. GEUEA JONES: Thank you, Commissioner Carroll. Any other comments? Seeing none. Would anyone like to make a motion? Commissioner Stanton?

MR. STANTON: As it relates to Case 177-2024, 400 Clinkscapes Road, STR conditional-use permit, I move to approve.

MS. LOE: Second.

MS. GEUEA JONES: Approval was moved by Commissioner Stanton, seconded by Commissioner Loe. Is there any discussion on the motion? Seeing none. Commissioner Carroll, may we have a roll call.

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

MS. CARROLL: There are seven to approve, the motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. We have one case remaining on our docket. I am not inclined to take a break, but if any of the Commissioners need to go, as long as we still have six on the dais, take a minute and come back, and we'll just take turns if we need a break. Is that okay with everyone? Yep. Excellent. Pushing forward.